

Army Lodging Wellness Recommendation



Fort Gordon - Final Submittal

August 18, 2003

3D/I

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Section 1 Wellness Recommendation

The Army Lodging Wellness Program is conducted under the direction and guidance of Headquarters Army, Lodging Division (CFSC). The goal of the Fort Gordon Lodging Wellness Plan is to provide a comprehensive assessment and planning tool to support long term capitalization of Army Lodging facilities. The Demand Analysis determines installation Lodging requirements, and reviews off-post Lodging availability and cost, arriving at the most economical solution for meeting total transient requirements and providing a final determination of the appropriate number and configuration of on-post Lodging rooms. Individual Lodging facility condition (building and building systems) and functional assessments are included with both recommendations and costs. Facility improvement and renovation versus replacement/new construction recommendations are developed based on the individual facility assessments and cost. A Lodging Master Plan for the installation is developed including renovation, replacement/new construction, and proposed new facility siting. A final recommendation defines the method for achieving the final wellness solution for the installation and will assist with project planning.

Methodology

Demand

- Demand for Lodging facilities is analyzed and adjusted for atypical past occurrences and for expected changes in the installation's population, housing, or mission. Two primary methods are used to calculate the optimum number of rooms: the number necessary to meet 80% of official demand and the number projected to be the most efficient from an operating cost perspective.
- The off-post private market is assessed for capacity and representative rates. A determination is made if the private market has the capability to handle overflow requirements of official demand.
- Room mix recommendation is based on the segmentation of the Permanent Change of Station (PCS)/Temporary Duty (TDY) mix and the expected lengths of stay. This produces the final determination of the appropriate number and configuration of rooms for the installation.

Assessment

- Existing Lodging facilities are assessed based on building and building system conditions followed by an assessment for conformance to the Army Lodging functional standards. Facilities

assessed to be in fair to good condition, and meeting the majority of functional requirements, are considered for renovation. Renovation of Lodging facilities found in poor condition and configured significantly different than current standards will typically exceed 50% of the replacement costs and are recommended for replacement/new construction. This decision is supported by renovation cost comparisons as well as the assessment documentation.

- The age, condition, and configuration of several of existing Lodging buildings support a finding of replacement through new construction.
- Force protection construction criteria have a significant impact on new construction. This Wellness recommendation, including building assessment, site analysis, and proposed construction, incorporates requirements from the UFC 4-010-01. Consistent with this guidance, force protection mitigation is not considered in renovation unless the renovation cost exceeds 50% of the replacement cost for a facility.

Demand Summary

Room Count and Mix Recommendation

- 700 rooms
- Proposed room mix:
 - 62 standard guest rooms
 - 613 extended-stay guest rooms offering a kitchenette
 - 25 extended-stay family suites offering a separate bedroom, sitting/living area, and kitchenette

The demand analysis has determined a need of 700 rooms; however, based on existing and proposed building configurations the actual number recommended for the Fort Gordon Wellness Plan will be 707 rooms for FY08 and 699 rooms for FY18.

Lodging Summary

The following Lodging for Fort Gordon is summarized by building, including number of existing rooms and number of proposed rooms determined as part of the installation Wellness recommendation. The table also indicates the number of rooms required for a new Lodging facility based on buildings not proposed for re-use due to poor existing conditions and high renovation costs. The number of rooms for the new proposed Lodging facility reflects the proposed layout and does not

match the exact demand numbers, because of building configuration. Proposed additional long term changes during a future phase of the Wellness Plan are also included.

Building Number	Existing Rooms					Wellness Recommendation (FY 08)				Wellness Recommendation (FY 18)			
	Total Rooms	Std Rms 300 sf	Extend. Stay Rms 300 sf	Family Suites 450 sf	Other Rooms	Total Rooms	Std Rms 300 sf	Extend. Stay Rms 300 sf	Family Suites 450 sf	Total Rooms	Std Rms 300 sf	Extend. Stay Rms 300 sf	Family Suites 450 sf
Wellness Recommendation based on Demand Analysis													
						700	62	613	25	700	62	613	25
Existing Lodging Facilities													
250	148	132		16		150		132	18	0			
24401	93	1			92	0				0			
24405	93	1			92	0				0			
36700	298		290	8		0				0			
37300	74	74				74	68	6		0			
37302	32	32				29		29		29		29	
Qtr 6	1				1	0				0			
Totals	739	240	290	24	185	253	68	167	18	29	0	29	0
New Proposed Lodging Facility													
						454		446	8	670	62	584	24
Total Lodging Rooms													
						707	68	613	26	699	62	613	24

Summary of Room Count and Mix based on Configuration FY08

707 rooms

Proposed room mix:

- 68 standard guest rooms;
- 613 extended-stay guest rooms offering a kitchenette;
- 26 extended-stay family suites offering a separate bedroom, sitting/living area, and kitchenette.

Summary of Room Count and Mix based on Configuration FY18

699 rooms

Proposed room mix:

- 62 standard guest rooms;
- 613 extended-stay guest rooms offering a kitchenette;
- 24 extended-stay family suites offering a separate bedroom, sitting/living area, and kitchenette.

Cost Summary

Project Cost

The following table summarizes the Condition Analysis, Renovation, and Replacement Cost by individual Lodging facilities. The Wellness Recommendation indicates cost by building based on recommendation, including the proposed facility cost.

Building Number	Existing Units					Wellness Recommendation (FY 08)			
	Total Rooms	Condition Analysis Cost*	Renovation Cost**	Replacement Cost	% Condition Analysis or Renovation Cost Ratio	Total Rooms	Total Cost	Renovation Cost	New Construction Cost
Existing Lodging Facilities									
250	148	*****	\$ 3,271,210	\$ 11,436,615	28.60%	150		\$ 3,271,210	
24401	93	***	\$ 4,998,060	\$ 6,738,260	74.17%	0			
24405	93	***	\$ 4,998,060	\$ 6,738,260	74.17%	0			
36700	298	\$ 13,240,580	****	\$ 24,750,200	53.50%	0			
37300	74	*****	\$ 1,098,760	\$ 5,519,655	19.91%	74		\$ 1,098,760	
37302	32	*****	\$ 775,025	\$ 2,291,725	33.82%	29		\$ 775,025	
Qtr 6	1	***	\$ 260,890	\$ 284,725	91.63%	0			
Totals	739					253	\$ 5,144,995	\$ 5,144,995	\$ -
New Proposed Lodging Facility									
						454	\$ 38,554,485		\$ 38,554,485
Total									
						707	\$ 43,699,480	\$ 5,144,995	\$ 38,554,485

* The Condition Analysis Cost is for making the building well based on Army Lodging Standards without changing how the building functions.

** The Renovation Cost is for making the building well based on Army Lodging Standards including making functional changes.

*** If the Condition Analysis Cost is under 50% of the Replacement Cost, the Renovation Cost is used.

**** If the Condition Analysis Cost is over 50% of the Replacement Cost, a Renovation Cost is not included.

***** The Condition Analysis Cost includes any renovation items required.

Cost per Room Comparison

The Wellness Recommendation includes review of off-post Lodging costs compared to the proposed renovation and new construction costs on-post. The renovation and new construction costs include operating costs, capital assessment costs, and sustainment capital expenditures. The following table summarizes this comparison per room for FY08.

	Renovation	New Building	Total
Cost per Room at Fort Gordon	\$ 50.40	\$ 57.18	\$ 54.75
Off Post Cost per Room	\$ 58.35	\$ 58.35	\$ 58.35
Difference between On-Post and Off-Post Lodging per room	\$ 7.95	\$ 1.17	\$ 3.60
% Savings of On-Post to Off-Post Lodging	13.6%	2.0%	6.2%

The Cost Per Room at Fort Gordon is based on:

Renovation / New Construction Cost w/ inflation to FY 08

Current Operating Cost w/ inflation to FY 08

Cap Ex Cost

Capital Assessment Cost to FY 08

Off Post Cost is based on current room rate average with inflation to FY 08

Due to this cost difference and the savings of 6.2% for FY08, it is our recommendation that the Army construct a new Lodging facility and retain three existing facilities at Fort Gordon in lieu of using off-post lodging to support the determined demand requirement. Off-post lodging will continue to be used for demand beyond the on-post room requirement.

Recommendations / Conclusions

The Wellness Recommendation for Fort Gordon is to continue the use of buildings 250, 37300 and 37302, and to construct a new main Lodging facility to accommodate the public and back-of-the-house spaces and 458 rooms, for a total of 707 rooms on the installation, to meet the 700 room requirement. The number of rooms for the new proposed Lodging facility reflects the proposed layout and does not match the exact demand numbers, because of building configuration. A long-term recommendation (FY18) is to construct additional wings to this new Lodging facility to add 216 guest rooms when replacement of Buildings 250 and 37300 is required. Existing Lodging facilities that do not meet condition and functional requirements based on cost shall be removed from the Lodging inventory. A synopsis of recommended building actions follows:

- Retain building 250 for the next 15 - 20 years. All 132 standard-stay rooms will have kitchens upgraded and be reclassified to extended-stay. Two two-bedroom suites will be reconfigured to make four family suites, for a total of 18. Based on the age of the structure and our recommendation to use the building for 15 years, condition assessment deficits indicated are only based on that life span. Also, we do not recommend renovations to the main Lodging public spaces and/or back-of-the-house spaces to meet current functional criteria. These spaces will be included in the new main Lodging facility design, and minor renovations will be done to the support spaces in this building for use as a secondary Lodging facility.
- Retain building 37300 for the next 15 – 20 years. A renovation will include all condition assessment deficits, functional criteria for support spaces and upgrading 6 standard rooms to extended stay by adding kitchenettes.
- Retain building 37302. A renovation will include all condition assessment deficits, functional criteria for support spaces, and upgrading 29 standard-stay rooms by adding kitchenettes.
- Remove all other existing on-post Lodging buildings (buildings 24401, 24405, 36700, and QTR #6) from the Lodging inventory due to the condition of existing building systems and/or the cost to renovate to meet Army functional criteria.
- Construct a new Lodging facility to include 454 guest rooms. This building will be planned to include all the public or back-of-the-house Lodging functions currently housed in building 250. The Lodging

Master plan indicates future wings to accommodate rooms from buildings 250 and 37300 when replacement is required (FY18).

Cost Summary

The cost for this recommendation will be:

Renovation of buildings 250, 37300, and 37302	\$ 5,411,995
New Lodging Facility	\$38,554,485
Total	\$43,699,480

The Cost for the future addition is estimated at \$18,724,355 in FY18, using inflation rates in accordance with the most recent version of the Economic Analysis for MILCON updated 2 December 2002 located at www.hq.usace.army.mil/

Phasing

Recommend the following phasing as funding is identified.

- Minimize investment in Lodging facilities 24401, 24405, 36700 and QTR #6.
- Construct new 454 room Lodging Facility including all public and back-of-the-house areas for the total demand prior to reallocating these spaces from building 250.
- Renovate buildings 250, 37300 and 37302, including renovation to reallocate the public and back-of-the-house areas from building 250.
- Remove buildings 24401, 24405, 36700 and QTR #6 from Lodging inventory.
- Construct new wings to the new Lodging facility to accommodate rooms from building 250, and 37300, when replacement of these buildings is required (FY18).

Section 2

Lodging

Master Plan



Installation Summary

Fort Gordon, located southwest of Augusta, Georgia, is home to the United States Army Signal Center, the largest communications-electronics facility in the world, training more soldiers than any other branch training center of the United States Army. The installation, established after WW II, covers approximately 56,000 acres.

The Fort Gordon Installation Design Guide, completed in 1986, incorporates specific installation requirements. Land use, future development, and architectural compatibility are integral components of the Guide. Current Lodging room night requirements, Army guidance on Lodging facility design standards, and force protection construction standards required additional analyses and were incorporated into the recommendations of the Lodging Wellness Plan.

The character of Fort Gordon is preserved and enhanced through the continued use of brick. Medium to low sloped tile roofs, small window and exterior openings, and long, low building masses exemplify the desired architecture of the installation.

Master Plan Summary

Lodging facilities at Fort Gordon were constructed in various phases and are located in several areas of the installation. A thorough condition and functional assessment of the existing buildings noted significant deficiencies. Additionally, renovation of several of these buildings to the new Lodging standards and building configuration design is not viable within the 50% threshold. The primary Lodging area is located on Chamberlain Avenue, in the northeast corner of the installation. Although this area is not in close proximity to a majority of the community facilities, it is adjacent to Gate 1. This existing Lodging site is adjacent to the recommended location for future Lodging construction.

The Fort Gordon Lodging Master Plan reflects 707 rooms, with an initial replacement of four existing Lodging buildings into a new main Lodging facility. The proposed new facility will consist of 454 guest rooms and the public and back-of-the-house spaces. The number of rooms for the new proposed Lodging facility reflects the proposed layout and may not match the exact demand numbers, because of building configuration. This new facility, in conjunction with the remaining existing Lodging facilities, will combine required rooms, public areas and service functions into a

cohesive Lodging physical plant in support of the installation requirements.

Siting of the new 454 room Lodging facility is recommended adjacent to existing building 250 and will include all public and back-of-the house areas for the installation, which are currently housed in building 250. This plan recommends retaining buildings 250, 37300 and 37302. The remainder of the Lodging buildings are to be returned to the installation.

Existing Lodging Facilities

Building 250



Building 250, Griffith Hall, constructed in 1967, is a 4-story building housing 132 standard rooms 14 family suites, and 2 two-bedroom suites, for a total of 148 guest rooms. This building serves as the main Lodging facility with all of the public and back-of-the-house functions for the installation and was recently renovated to include an elevator addition and porte cochere at the main entrance. Access to the rooms is through a 5'-0" wide interior hallway.

The building is in good condition and meets a majority of the Army functional standards. The public and back-of-the-house spaces however, do not include all spaces required for a main lodging facility including in-house laundry, storage, maintenance, and breakfast area. The Wellness Recommendation will be to renovate these spaces to meet Army Lodging standards for a secondary facility, and add a new main Lodging facility at this installation. To renovate Building 250 to the new standards and configuration will not exceed the 50% replacement cost.

Our recommendation is to retain Building 250 in the Lodging inventory. This facility will remain in the Fort Gordon Wellness Solution and Lodging Master Plan.

Building 36700



Building 36700, Ring Hall, constructed in 1972, is an 8-story building housing 290 extended stay rooms and 8 family suites with kitchen for a total of 298 rooms. There are two elevators, and access to the rooms is through a 5'-0" wide interior hallway. The rooms meet most of the Army Lodging standards, but many of the building's systems are approaching the end of their useful lives. Although the cost to make condition assessment improvements is just over the 50% replacement cost, it is our

recommendation to remove this facility from the lodging inventory due to the age of the building and building systems.

Our recommendation is to retain Building 36700 in the Lodging inventory. This facility will remain in the Fort Gordon Wellness Solution and Lodging Master Plan.

Building 37300



Building 37300, Stinson Guest House, constructed in 1971, is a 2-story building housing 73 standard rooms. There are no elevators, and access to the rooms is through an exterior balcony. This building originally belonged to MWR, and the original guest registration area has been reconfigured to provide for a guest breakfast area for this building and the Stinson Annex, which is located directly adjacent to this facility. The building is in good condition and meets a majority of the Army functional standards. To renovate Building 37300 to the new standards and configuration will not exceed the 50% replacement cost.

Our recommendation is to retain Building 37300 in the Lodging inventory. This facility will remain in the Fort Gordon Wellness Solution and Lodging Master Plan.

Building 37302



Building 37302, Stinson Guest House Annex, constructed in 1989, is a single story building housing 32 standard rooms. The rooms are accessed from the exterior. The building is in good condition and meets a majority of the Army functional standards. To meet the demand requirements, these rooms will need to be converted to extended stay rooms. To renovate Building 37302 to the new standards and configuration will not exceed the 50% replacement cost.

Our recommendation is to retain Building 37302 in the Lodging inventory. This facility will remain in the Fort Gordon Wellness Solution and Lodging Master Plan.

Building 24401 and 24405



Buildings 24401 and 24405, constructed in 1988, are identical 3-story buildings, each housing 92 shared bath/single rooms without kitchens and one standard stay room. Both of these buildings are in good condition but do not meet the Lodging size requirements. The cost to make improvements and bring up to Army Lodging standards will exceed the 50% replacement cost.

Our recommendation is to remove buildings 24401 and 24405 from the Lodging inventory, allowing the installation to determine an alternate use for these facilities. These facilities will be removed from the Fort Gordon Wellness Solution and Lodging Master Plan.

Building QTR #6

Building QTR #6, constructed in 1930, is a 2-story, wood frame house currently functioning as a single DVQ. This building is in good condition but does not meet the Lodging size requirements. The cost to make improvements and to bring up to Army Lodging standards will exceed the 50% replacement cost.



Our recommendation is to remove building QTR #6 from the Lodging inventory, allowing the installation to determine an alternate use for this facility. This facility will be removed from the Fort Gordon Wellness Solution and Lodging Master Plan.

New Lodging Building

The proposed replacement/new main Lodging facility is includes 454 rooms; 446 extended stay rooms and 8 family suites. The public and back of the house spaces are sized for the 707 rooms in FY08 on the installation. The number of rooms for the proposed new Lodging facility reflects the proposed layout and does not match the exact demand numbers, because of building configuration. The plan includes a future expansion of additional wings to add 216 guest rooms when replacement of buildings 250 and 37300 is required (FY18).

The proposed new construction will be sited adjacent to and south of the existing Griffin Hall. The proposed building construction is steel or concrete frame with CMU infill walls, sloped standing seam metal roof, and a brick and precast concrete exterior veneer. The architectural guidance for Fort Gordon is incorporated into the cost of the new facility.

The mass and scale of the proposed building is critical. Based on the number of required rooms and to limit the length of the wings, the recommendation of this plan is to provide varying roof levels to promote interest and character, while providing relief from the scale of the facility. The core area would maintain a 5 story height, tapering to 4 stories on four wings, and to 2 stories on the end of two wings, providing a pedestrian scale and emphasis. The entrance will be emphasized by a single story height, covered drop-off area.

Areas and Occupancy

The following chart indicates all spaces and size for the proposed new construction based on the program and the proposed conceptual building plan.

ROOM / SPACE	PROGRAMMED FLOOR AREA			PLAN FLOOR AREA
	No. Req'd	Net Area Per Room	Total Net Area	
Total Area including 9% Add On Factor (does not include Outside Areas)*			240,705	244,411
Public Areas			66,830	65,591
Exterior Entrance	N/A	N/A		-
Vestibule	1	1	-	-
Lobby (includes vestibule)	1	1,000-1,200	1,000-1,200	1,131
Front Desk	4 stations	300	300	250
Bell Cart Station	6	12	72	71
Breakfast Bar (Seat/Svc) - min.	1	750	750	748
Passenger Elevators	3 elev. @ 5 floors	64	960	960
Stairs	12	230	13,800	8,068
Public Corridors	-	-	42,650	42,648
Public Telephone Area	4	6	24	30
Vending - Full Service	3	70	210	844
Vending - Ice Only	2	30	60	200
Women - Lobby	1	315	315	261
Men - Lobby	1	315	315	261
Multi-Purpose Room - (250 s.f. min.)	1	250	250	384
Study Rooms (1 per 25 ext stay units)	18	250	4,500	6,892
Guest Laundries (2 sets w/d per 75 units)	7	192	1,344	1,784
Gear Wash Rooms - (170 s.f. min.)	-	170	-	-
Guest Bulk Storage (1 per 4 family suites)	2	25 ea. 40 w/circ.	80	1,059
Guest Rooms	454		137,400	137,400
Guest Room - Standard		300	-	-
Guest Room - Ext. Stay	446	300	133,800	133,800
Guest Room - Family Suites	8	450	3,600	3,600
Back-of-House Areas			16,600	25,841
Manager's Office	1	180	180	197
Assistant Manager Offices	1	120	120	120
Front Office Manager	1	100	100	100
Admin. Offices	7 staff	800-900	800-900	1,065
Cash Room	1	125	125	121
Luggage Storage	1	100	100	108
Admin. Conference Room	1	350	350	384
Housekeeping Office	1	120	120	150
Dirty/Clean Linen Storage	-	200	-	-
In-House Laundry - (500 s.f. minimum)	1	750	750	1,010
Receiving Office	1	75	75	250
Maintenance Area	1	400	400	399
Kitchen Prep Room	1	150	150	170
Break Room	1	350	350	387
Staff Toilet - Men	1	150	150	148
Staff Toilet - Women	1	200	200	148
Access Corridor	-	-	1,200	1,191
Receiving -min.	1	150	150	250
Housekeeping Rooms	1 per 15 units	128	3,968	5,832
Service Elevator	1	80	400	420
Data/Commo Room	1	150	150	169
Switch Closets	10	16	160	1,136
Janitor Closet	1	50	50	108
Mechanical Room	-	-	4,168	5,522
General Storage Room - (500 s.f. min.)	1	750	750	3,708
Bulk Storage Room - (500 s.f. min.)	1	750	750	1,008
Electrical Room	5	140	700	1,160
Elevator Equipment Room	1	84	84	580
Exterior			400	
Playground (Outdoor)	1	-	-	-
Grounds Maintenance	1	400	400	-

* Add on factor to cover s.f. for partitions and any space not included in numbers above.

Cost Summary

The New Construction Cost \$38,554,485

- The cost is for the initial building of 454 rooms.
- All costs are adjusted by the Area Cost Factor of 84% for Fort Gordon

Cost Analysis

Summary of Project Replacement Cost (based on 244,411 s.f.)

CSI	Percent	Amount
02 Site Work	2.29%	\$596,636.67
Parking Lots		\$319,200.00
Site Earthwork		\$277,436.67
03 Concrete	25.63%	\$6,675,256.73
Floor Construction		\$5,294,321.93
Slab on Grade		\$205,459.80
Stair Construction		\$148,176.00
Standard Foundations		\$1,027,299.00
04 Masonry	3.50%	\$910,931.89
Exterior Walls		\$910,931.89
07 Thermal & Moisture Protection	4.01%	\$1,045,037.58
Roof Construction		\$541,259.89
Roof Coverings		\$503,777.68
08 Doors & Windows	7.60%	\$1,980,399.96
Exterior Doors		\$39,573.24
Exterior Windows		\$1,559,040.00
Interior Doors		\$381,786.72
09 Finishes	16.64%	\$4,333,750.93
Ceiling Finishes		\$1,239,415.99
Floor Finishes		\$1,575,818.47
Partitions		\$848,521.17
Wall Finishes		\$669,995.29
10 Specialties	0.01%	\$2,847.18
Fittings		\$2,847.18
11 Equipment	5.21%	\$1,356,691.98
Commercial Equipment		\$20,328.00
Other Equipment		\$1,336,363.98
13 Special Construction	4.75%	\$1,236,868.00
Communications & Security		\$556,796.06
Sprinklers		\$680,071.94
14 Conveying Systems	0.69%	\$180,432.00
Elevators and Lifts		\$180,432.00
15 Mechanical	14.14%	\$3,683,178.24
Cooling Generating Systems		\$1,643,678.40
Domestic Water Dist		\$695,520.00
Plumbing Fixtures		\$1,343,979.84
16 Electrical	6.79%	\$1,769,319.30

Electrical Service & Distribution		\$1,756,412.70
Site Lighting		\$12,906.60
19 FF&E	8.72%	\$2,270,000.00
Interior FF&E allowance		\$2,270,000.00
Total Raw Cost	100.00%	\$26,041,350.4
Additional Hard Cost (Template: Army Lodging New Construction)		
Parameter Name	Percent	Amount
Spirit	0.50%	\$143,227.43
Force Protection	0.00%	\$0.00
General Conditons	10.00%	\$2,604,135.0
Total Additional Hard Cost		\$2,747,362.47
Soft Cost (Template: Army Lodging New Construction)		
Parameter Name	Percent	Amount
Contingency	5.00%	\$1,439,435.65
SIOH Conus	6.50%	\$1,964,829.66
Design	10.00%	\$2,878,871.29
08 MYr Inflation Fct	9.93%	\$3,482,634.66
Total Soft Cost		\$9,765,771.25
Total Project Cost for Replacement		\$38,554,484.17

INSERT PROPOSED CAMPUS AREA ANALYSIS DRAWING HERE

INSERT LODGING MASTER PLAN DRAWING HERE

INSERT PROPOSED LODGING FACILITY DRAWINGS (FLRS. 1-5) HERE

Section 3 Demand Analysis

Fort Gordon is home of the United States Army Signal Center, which trains more soldiers than any other Army branch training center. Fort Gordon's multi-faceted mission encompasses training, doctrine, force integration and mobilization on the cutting edge of communications technology.

The Signal Center conducts specialized instruction for all Signal Corps military and Department of the Army civilian personnel. The Reserve Components Support Division provides year-round training for more than 30,000 reservists, as well as Army and Navy reserve Officer Training Corps students. Fort Gordon is also home to the Eisenhower Hospital facility, which is a major regional medical institution; the hospital is an important factor in on-installation activities.

The cumulative population change of 10% between 1998 and 2002 was evenly distributed between 1999 and 2001, and then a minimal 0.3% increase occurred in 2002. Fort Gordon lodging demand has shown an opposite trend, declining by almost 60,000 room nights in 2001, only to increase in 2002 by a more than 86,000 room nights. The increase in demand is attributed to active duty personnel mobilization efforts and has subsequently diminished. Population should then stabilize near 18,000.

Most of the installation's training courses last more than three months, and students are assigned on Temporary Duty (TDY). Based on data from 2000 through 2003, lodging demand was heavily skewed toward personnel on TDY, and the typical stay exceeded 14 days, averaging 116 days. Permanent Change of Station (PCS) and unofficial travelers averaged 3% and 5%, respectively, of demand. Unofficial demand is not used in the calculation of recommended room inventory. As illustrated in the chart on the next page, the majority of PCS personnel stayed 14 days or less. The following table describes this installation's official demand population.

Fort Gordon Official Market Demand Analysis		
	TDY	PCS
Total Demand:	91%	3%
Market Segmentation:		
Individuals	97%	< 10%
Families	3%	> 90%
Average Length of Stay (Days):		
14 days or less	9% (3 days)	65% (5 days)
More than 14 days	91% (116 days)	35% (28 days)

Source: Fort Gordon Lodging Administration, compiled by HVS International

On-post Inventory

Fort Gordon has 739 lodging rooms. There were 744 rooms until FY 02 when five rooms were removed from lodging inventory. Useable inventory was temporarily reduced to 613 rooms in 2001 due to a major renovation.

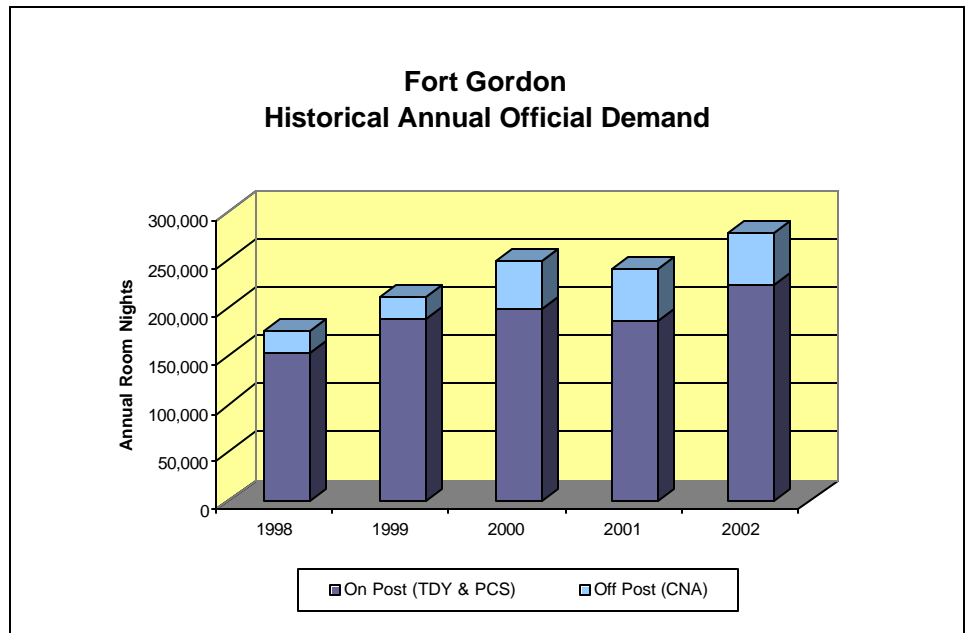
Demand and Utilization

Data Summary

Fort Gordon annual official demand averaged 222,000 room nights from 1998 through 2002. There was a 56% variance in total demand, from approximately 177,000 room nights in 1998 to approximately 277,000 room nights in 2002. This demand, inclusive of Certificates of Non-Availability (CNAs), ranged from 486 to 760 room nights per day, with an average of 608 over the five year period.

In 2000, 2001, and 2002, there was a respective nightly average of 140, 11, and 143 CNAs issued. However, the data in 2001 appeared incomplete; the lodging manager did not believe there was a significant difference among the three years. Therefore, we have not relied on the 2001 CNA data, but rather used an average of the 2000 and 2002.

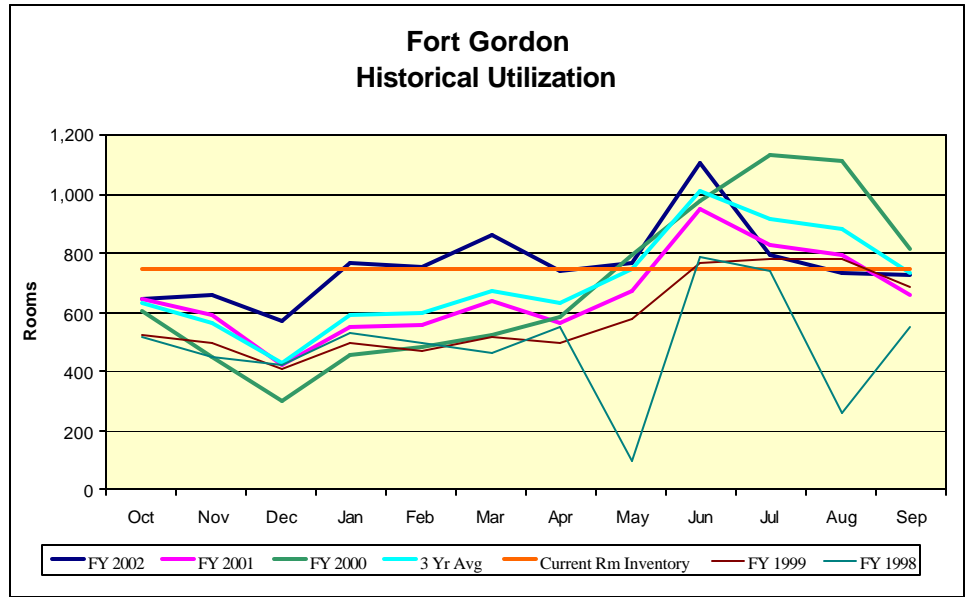
The following chart summarizes this installation's historical data; it identifies the annual official demand both on and off post.



Source: Fort Gordon Lodging Administration, compiled by HVS International

With Fort Gordon’s fluctuating lodging inventory over the past several years, occupancy varied from 80% to 89%. The 2002 occupancy rate was 85%. Given these data, it appears on an anualized basis, there is minimal risk of vacancy with occupancy exceeding 80%.

The next chart summarizes historical utilization data by month.



Source: Fort Gordon Lodging Administration, compiled by HVS International

Historical data review shows variation when comparing the same months across years; this variation has occurred due to the changes in class schedules and course offerings. Note that 1998 data reflect a smaller number of available rooms.

Seasonality

Fort Gordon's lodging demand cycle experiences some seasonality. There is an early peak in demand during March, averaging 643 rooms per night over the last three years, followed by a busy summer season. Average demand is 873, 817, and 799 room nights per day in June, July, and August, respectively. The weakest demand month is December when an exodus of students occurs. December averaged 427 room nights over the last three years.

Factors Influencing Demand

Approximately 872 family housing units exist. There are no plans to change this inventory at this time.

As previously noted, population is expected to increase at Fort Gordon by 2% in 2003 and 4% in 2004, and then stabilize near 18,000.

Private Market Capability

There are no other military lodging operations within a 30-minute rush-hour driving time radius of the installation.

The commercial lodging market within this radius offers 57 hotels with roughly 4,800 rooms. Fort Gordon is located just southwest of Augusta, Georgia. In addition to the private market in Augusta, nearby Grovetown also offers a few lodging alternatives. It is estimated that more than 74% of these rooms are located in properties represented by the major lodging chains. This regional private lodging market had an occupancy rate of approximately 55% in 2002.

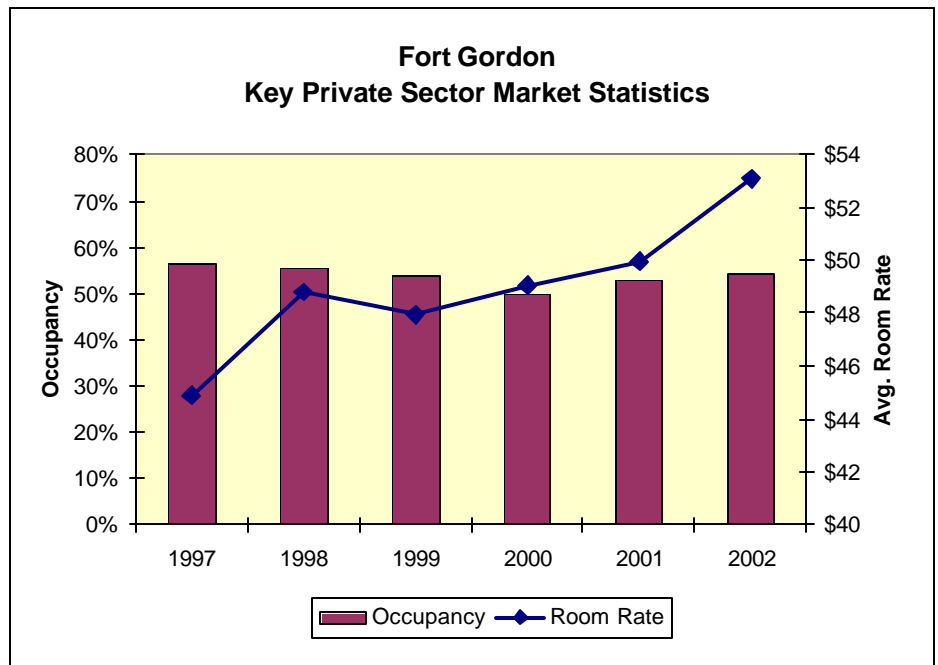
Current market conditions suggest the private market has excess capacity. There has been an addition of approximately 1,400 new rooms during the last five years. The graph on the next page shows that occupancy has decreased overall in the last five years, but has been on the rise since 2000.

Review of the monthly occupancy trends immediately around Fort Gordon suggests higher occupancy levels are concurrent with high

demand from the installation; typically, March through August. Private market occupancy levels did not exceed 64% during any month in 2002.

The Average Daily Rate (ADR) increased approximately 18% in the last five years, while occupancy fell 4%. At \$53.08, the 2002 ADR is comparable, but still below, the per diem government rate of \$55 for the market.

The chart below describes key private market statistics.



Source: Smith Travel Research, compiled by HVS International

It is reasonable to assume from the data that the private market has sufficient and affordable capacity to support the overflow lodging requirements Fort Gordon personnel might encounter.

Fort Gordon Demand Requirement Determination

The average of the last three years is the best basis for estimating future demand. The lower than normal demand in 2001 offsets the higher demand in selected months of 2000 and 2002.

As previously discussed, December data evinces typical training student exodus. This makes December atypical, and we have excluded it from our analysis.

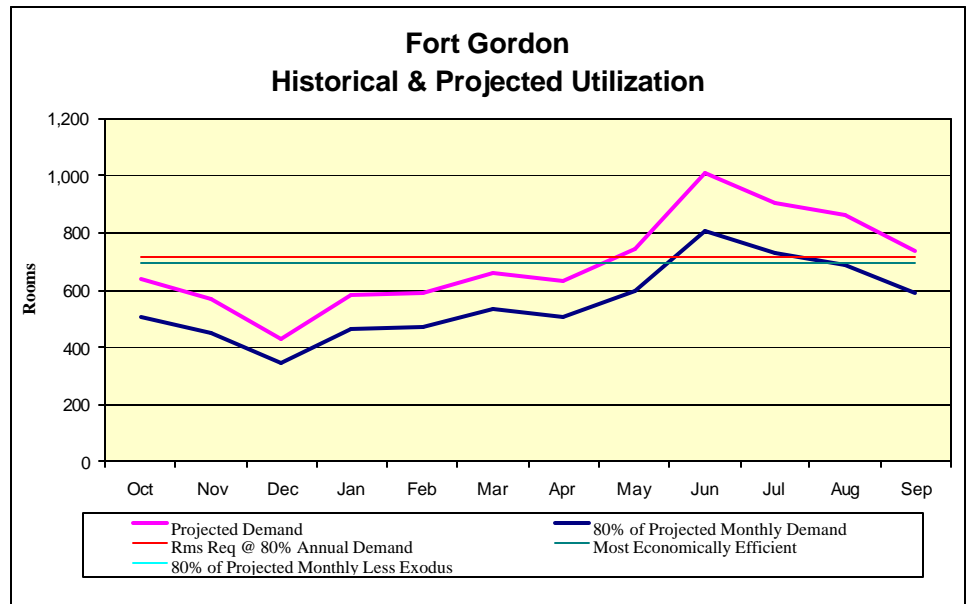
Because of the variation in monthly demand within years, the average demand for the last three years should also be normalized. Normalization is a process that eliminates the monthly demand peaks or valleys where official demand is 20% greater or 20% less than the three-year average. Variations greater or less than 20% are atypical and not likely to recur. The normalization process did adjust the demand in various months.

The objective of the Core Lodging Requirement is to provide sufficient lodging to meet “80% of Official Demand”. Using this criterion, the total number of rooms required on an annualized basis is 682, generating occupancy of 80%.

The predictable decline in December’s demand is related to the exodus of students. If it were to be excluded as atypical, the “80% of Official Demand Without Exodus Months” criterion would be raised to 700 rooms with 88% occupancy.

Another model that has been applied to determine the number of rooms to be provided at the installation is the “Most Economically Efficient” method. This method compares the cost of having a vacant room to the incremental cost of lodging personnel off post. When the costs of these scenarios are at equilibrium, the most cost efficient number of rooms will be provided from an operating cost perspective. The number of rooms required to achieve this equilibrium at Fort Gordon is 674 rooms.

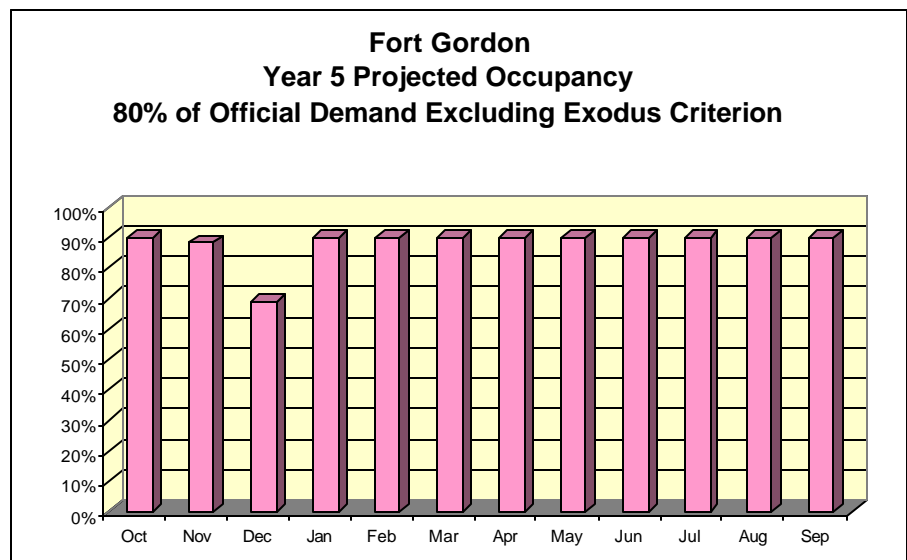
The following chart compares the alternatives to room inventory to the projected demand.



Source: Fort Gordon Lodging Administration and HVS International

Based on the demand pattern at this facility we recommend that the number of rooms be sized using the “80% of Official Demand Excluding Exodus Months” criterion. This method best accounts for the historical occupancy and demand trends that been experienced at this installation in the past. With a room inventory of 700, the expected occupancy is 88% with an expected daily rate in FY 2008 in \$42.71.

The chart below presents the expected occupancy percentage on a monthly basis.



Source: HVS International

Using the “80% of Official Demand Without Exodus” criterion, the average occupancy is 88% and 82% of the official demand is met. On a monthly basis, occupancy varies from a low of 66% in December to 90% from February through October.

Summary and Recommendation

- Fort Gordon is an active training center focusing on communications through its Signal Center. There is also a hospital on the installation
- Population is forecast to stabilize at 18,000, roughly 1,000 persons more than the level experienced in 2001 and 2002
- The majority of personnel require lodging stays of more than 14 days
- Fort Gordon lodging demand experiences predictable seasonality, particularly during the month of December when classes are not in session for the holidays; conversely, demand increases in the summer months of June and July
- The local private market can meet overflow demand
- The existing demand does not justify the number of rooms in inventory
- Based upon the demand pattern and expected growth, we recommend sizing the number of rooms using the “80% of Official Demand Excluding Exodus Months” criterion
- The room mix stated below was based on a review of the projected demand by market segment. We also considered the level of PCS demand which occurs during the peak summer months, a time when extended-stay suite products are in high demand.

Room Count and Mix Recommendation

- 700 rooms
- Proposed room mix:
 - 62 standard guest rooms
 - 613 extended-stay guest rooms offering a kitchenette
 - 25 extended-stay family suites offering a separate bedroom, sitting/living area, and kitchenette

Section 4 Facility Assessment and Plans

Each Lodging facility is detailed in this section of the report. The outline of the detail is described below:

- **Summary of Existing Lodging Facility**
- **Significant Assumptions**, identifies criteria used for renovation / replacement cost models.
- **Cost Analysis**, summarizes recommendation based on cost.
- **Attributes**, describes number of rooms and configuration.
- **Condition Analysis and Recommendations** for each of the major systems of the building.
- **Major Functional Criteria Deficit**, describes any major Functional inadequacy based on Army standards.
- **Condition Assessment / Renovation / Replacement Analysis**
 - **Condition Assessment**, summarizes building system deficiencies grouped by CSI with additional hard cost and soft cost.
 - **Renovation**, summarizes building system costs plus functional renovation costs grouped by CSI with additional hard cost and soft cost.
 - **Replacement**, summarizes replacement cost grouped by CSI with additional hard cost and soft cost.

Special Note, if a building is being retained based on the Wellness Recommendation, and has some renovations in order to meet Army Lodging standards, two cost models are used. The Condition Cost is used for wellness items and the Renovation Cost for functional renovations. These two cost need to be added together for the full renovation cost.

On this installation the following buildings use both cost models for the total renovation.

- Building 250
- Building 37300
- Building 37302



Building 0250

Building 250, also known as Griffith Hall, was constructed in 1967 and under went limited renovation in 2001. The 75,900 square foot facility contains 148 lodging rooms functioning as 132 standard stay rooms and 16 family suites.

Significant Assumptions

The replacement cost model is based on 132 extended stay rooms and 18 family suites.

The renovation uses the existing foot print, with the plan reworked to meet current lodging size requirements.

This building is in good condition for both the Condition Assessment and Function Criteria. In this building the Condition Assessment costs include the wellness items and the Renovation Cost includes functional renovations but not Condition Assessment cost due to the limited nature of the renovation. Therefore in the Cost Analysis the sum of the Condition Assessment and Renovation cost is used for the ratio to the Replacement Cost

The renovation and replacement cost models include any public or back-of-the-house spaces as outlined in the Areas and Occupancies Schedule Template included in the Appendix.

All costs are adjusted by the Area Cost Factor of 84% for Fort Gordon.

Cost Analysis

Condition Assessment & Renovation Cost	\$3,271,210.00
Replacement Cost	\$11,436,615.00
Condition Assessment & Renovation Cost to Replacement Cost Ratio	28.60%

Because the Sum of the Condition Assessment & Renovation Cost to Replacement Cost Ratio is less than 50%, repair and continued use of Building 250 is recommended.

Attributes

01.Number of Units Constructed	148
02.Number of Units Used	148
03.Back of House Function	Yes
04.Single Room w/o FullKitchen	132
05.Single Room w/ Full Kitchen	0
06.Multi Room wo/ Full Kitchen	0
07.Multi Room w/ Full Kitchen	16
08.DVQ wo/ Full Kitchen	0
09.DVQ w/ Full Kitchen	0
10.Operating as Standard Room	132
11.Operating as Extended Stay	0
12.Operating as Family Suite	16
13.Renovated to Standard	0
14.Renovated to Extended Stay	132
15.Renovated to Family Suite	18
16.Delta renovation	0

Condition Analysis/Recommendation

FF&E

FF&E Allowance

- Analysis: Guest Room: The hard goods consist of beds, head boards, night stands, dresser, chest of drawers, easy chairs, TV's, TV stands, and lamps. They are in fair condition. The soft goods consist of drapes and blinds on the windows, and bedding. They are in fair condition.
- Recommendation: Replace the FF&E.

Foundations

Standard Foundations

- Analysis: The foundation is of cast in place concrete. No clear failures can be seen from the perimeter. The foundation is in good condition.
- Recommendation: No corrective action required.

Slab on Grade

- Analysis: The concrete floor in the basement appears to be in good condition.
- Recommendation: No corrective action required.

Superstructure

Floor Construction

- Analysis: The structure is concrete construction. The floor framing appears to be in good condition.
- Recommendation: No corrective action required.

Roof Construction

- Analysis: The structure is concrete construction and appears to be in good condition.
- Recommendation: No corrective action required.

Exterior Enclosure

Exterior Walls

- Analysis: The Exterior Insulation & Finish System (EIFS) appears to be in like new condition.
- Recommendation: No corrective action required.

Exterior Windows

- Analysis: The windows are insulated aluminum frame glass units. They are in like new condition.
- Recommendation: No corrective action required.

Exterior Doors

- Analysis: The main entry exterior doors and sidelites are aluminum and glass. They are in good condition.
- Recommendation: No corrective action required.

Roofing

Roof Coverings

- Analysis: The roof covering is a membrane roof that is in poor condition.
- Recommendation: Replace the roofing.

Interior Construction

Partitions

- Analysis: The partitions are gypsum board on metal studs and are in good condition.
- Recommendation: No corrective action required.

Interior Doors

- Analysis: The hollow metal door are in good condition.
- Recommendation: No corrective action required.

Fittings

- Analysis: The doors have electronic locks on metal doors. The interior doors and associated hardware are in good condition.
- Recommendation: No corrective action required.

Stairs

Stair Construction

- Analysis: The cast in place concrete stairs are in good condition.
- Recommendation: No corrective action required.

Interior Finishes

Wall Finishes

- Analysis: The vinyl wall covering are in fair condition.
- Recommendation: Replace the vinyl wall coverings.

Floor Finishes

- Analysis: The carpeting is in fair condition.
- Recommendation: Replace the carpet.

Ceiling Finishes

- Analysis: The ceiling tiles in the corridors and common areas appear to be in fair condition. The ceilings in the guest rooms are painted. The ceiling paint is in fair condition.
- Recommendation: Replace the ceiling tiles and repaint the guest room ceilings.

Conveying

Elevators and Lifts

- Analysis: The elevators are in like new condition. They were replaced in 2002.
- Recommendation: No corrective action required.

Plumbing

Plumbing Fixtures

- Analysis: The flush valve fixtures are original to the building and are in fair condition.
- Recommendation: No corrective action required.

Domestic Water Distribution

- Analysis: The water distribution piping is original to the building and is in fair condition.
- Recommendation: No corrective action required since it is recommended that the building be removed from inventory in 2018.

HVAC

Cooling Generating Systems

- Analysis: Leave the 4 pipe system since it was updated in 2002 and is in good condition. The chiller unit is in fair condition.
- Recommendation: No corrective action required since it is recommended that the building be removed from inventory in 2018.

Fire Protection

Sprinklers

- Analysis: The building currently has no sprinkler system.
- Recommendation: Install a sprinkler system.

Electrical

Electrical Service/Distribution

- Analysis: The electrical system is in good condition.
- Recommendation: No corrective action required since it is recommended that the building be removed from inventory in 2018.

Communications and Security

- Analysis: The fire annunciation system is in good condition.
- Recommendation: No corrective action required.

Equipment

Other Equipment

- Analysis: The other equipment is in good condition.
- Recommendation: No corrective action required.

Site Preparation

Site Earthwork

- Analysis: The site is in good condition
- Recommendation: No corrective action required.

Site Improvements

Parking Lots

- Analysis: The paving is in good condition.
- Recommendation: No corrective action required.

Site Electrical Utilities

Site Lighting

- Analysis: The site lighting is adequate and is in good condition.
- Recommendation: No corrective action required.

Major Functional Criteria

- **Major Functional Criteria Analysis**

The following are existing conditions that do not meet the Functional Criteria and are considered major deficits. Listed are the recommendations or solutions for remedying each deficit.

- **Back-of-House Spaces**

Breakfast Prep Area / Kitchen

Does not exist.

Renovation Recommendation: Space will be included in new Main Lodging facility as part of Wellness Recommendation.

Administration Offices, Front Desk Manager, and Asst. Mgr, Conference Room

Spread out into several offices.

Renovation Recommendation: Space will be included in new Main Lodging facility as part of Wellness Recommendation.

Administration Conference Room

Does not exist.

Renovation Recommendation: Space will be included in new Main Lodging facility as part of Wellness Recommendation.

Access Corridors

Does not exist.

Renovation Recommendation: Space will be included in new Main Lodging facility as part of Wellness Recommendation.

Service Elevator

Does not exist.

Renovation Recommendation: Leave as is, building is two-story.

Maintenance, Bulk Storage, General Storage

Spaces do not exist.

Renovation Recommendation: Space will be included in new Main Lodging facility as part of Wellness Recommendation.

In House Laundry and Office

In house laundry is undersized to serve post requirement.

Office does not exist.

Renovation Recommendation: Space will be included in new Main Lodging facility as part of Wellness Recommendation.

Staff Toilets and Break Room

Does not exist.

Renovation Recommendation: Public toilets to be converted to staff use. Existing Patrons Lounge to be converted to staff break room.

- **Extended Stay Guest Room**

Room Configuration: The rooms do not meet the configuration requirements.

Recommendation: The need is for extended stay units. A kitchen unit and associated equipment are installed in all rooms priced in the Condition Assessment.

- **Public Spaces**

Public Corridors

Existing corridors are only 5' wide in lieu of standard 6' wide corridors.

Renovation Recommendation: It is felt this deficit is not critical to the intent of the standards.

Breakfast Bar / Seating Area

Does not exist.

Renovation Recommendation: Space will be included in new Main Lodging facility as part of Wellness

Recommendation.

Study Rooms

Do not exist.

Renovation Recommendation: Renovate existing Recreation and offices into study rooms.

Condition Assessment/Renovation/Replacement Analysis

Condition Assessments

The Condition Assessment Cost lists what is required to make the building well as it is currently functioning. The cost includes all deficient items based on our field observation and using the Army Lodging standard Cap Ex replacement schedule.

Summary of Project Cost

CSI	Percent	Amount
07 Thermal & Moisture Protection	2.49%	\$47,498.22
Single Ply Roof: Damaged or Failing		\$47,498.22
08 Doors & Windows	0.39%	\$7,347.78
Wood Fire Doors: Missing or Inadequate		\$7,347.78
09 Finishes	12.71%	\$242,341.51
Acoustical Ceiling Tile: Beyond expect useful life		\$39,959.31
Carpet: Beyond Useful Life		\$170,456.74
Interior ceilings: Paint Failing		\$30,092.83
Interior wall: Missing or inadequate		\$1,832.63
11 Equipment	24.40%	\$465,311.28
Unit kitchen: Missing or inadequate		\$465,311.28
12 Furnishings	0.26%	\$5,000.00
Front Desk: Beyond expected useful life		\$5,000.00
13 Special Construction	13.24%	\$252,580.02
Fire Sprinklers: Missing or Inadequate		\$252,580.02
16 Electrical	5.10%	\$97,213.20
Kitchen Unit Wiring: Missing or inadequate		\$97,213.20
19 FF&E	41.42%	\$790,000.00
Hard and soft goods: Beyond expected useful life		\$790,000.00
Total Raw Cost	100.00%	\$1,907,292.00

Additional Hard Cost (Template: Army Lodging Renovation)

Parameter Name	Percent	Amount
Spirit	0.50%	\$10,490.11
Force Protection	9.00%	\$189,766.02
General Conditions	10.00%	\$190,729.20
Total Additional Hard Cost		\$390,985.32

Soft Cost (Template: Army Lodging Renovation)

Parameter Name	Percent	Amount
Contingency	10.00%	\$229,827.73
SIOH Conus	6.50%	\$164,326.83
Design	10.00%	\$229,827.73
08 MYr Inflation Fct	9.93%	\$290,180.38
Total Soft Cost		\$914,162.67
Total Project		\$3,212,440.00

Renovation

The Renovation Cost is based on making changes to the building to meet the Army Lodging Standard Functional Criteria. Unless otherwise stated, this cost also includes all building deficiencies listed under the Condition Assessment Cost.

Summary of Project Renovation Cost

CSI	Percent	Amount
08 Doors & Windows	10.32%	\$3,599.40
Exterior Doors		\$2,104.20
Interior Doors		\$1,495.20
09 Finishes	44.76%	\$15,618.98
Ceiling Finishes		\$4,522.14
Floor Finishes		\$4,561.20
Partitions		\$3,105.55
Wall Finishes		\$3,430.10
11 Equipment	23.64%	\$8,247.96
Other Equipment		\$8,247.96
15 Mechanical	7.92%	\$2,763.60
Cooling Generating Systems		\$1,176.00
Plumbing Fixtures		\$1,587.60
16 Electrical	13.36%	\$4,662.00
Lighting & Branch Wiring		\$4,662.00
Total Raw Cost	100.00%	\$34,891.94

Additional Hard Cost (Template: Army Lodging Renovation)

Parameter Name	Percent	Amount
Spirit	0.50%	\$191.91
Force Protection	9.00%	\$3,471.57
General Conditions	10.00%	\$3,489.19
Total Additional Hard Cost		\$7,152.67

Soft Cost (Template: Army Lodging Renovation)

Parameter Name	Percent	Amount
Contingency	10.00%	\$4,204.46
SIOH Conus	6.50%	\$3,006.19
Design	10.00%	\$4,204.46
08 MYr Inflation Fct	9.93%	\$5,308.55
Total Soft Cost		\$16,723.67
Total Project Cost for Renovation		\$58,768.28

Replacement

The Replacement Cost is the cost to rebuild the units as part of a new facility including the appropriate back-of-house and public spaces. This cost is based on number and types of units in the renovation model.

Summary of Project Replacement Cost

CSI	Percent	Amount
02 Site Work	3.13%	\$241,999.80
Parking Lots		\$105,336.00
Site Earthwork		\$136,663.80
03 Concrete	18.44%	\$1,424,140.47
Floor Construction		\$982,359.27
Slab on Grade		\$101,186.40
Stair Construction		\$37,044.00
Standard Foundations		\$303,550.80
04 Masonry	4.07%	\$314,246.11
Exterior Walls		\$314,246.11
07 Thermal & Moisture Protection	5.44%	\$420,266.66
Roof Construction		\$171,862.65
Roof Coverings		\$248,404.01
08 Doors & Windows	8.60%	\$664,687.80
Exterior Doors		\$11,327.40
Exterior Windows		\$517,440.00
Interior Doors		\$135,920.40
09 Finishes	14.08%	\$1,087,651.45
Ceiling Finishes		\$167,863.88
Floor Finishes		\$392,234.69
Partitions		\$294,153.07
Wall Finishes		\$233,399.81
10 Specialties	0.04%	\$2,847.18
Fittings		\$2,847.18
11 Equipment	5.71%	\$441,000.00
Other Equipment		\$441,000.00
13 Special Construction	4.73%	\$365,475.16
Communications & Security		\$164,524.53
Sprinklers		\$200,950.63
14 Conveying Systems	2.34%	\$180,432.00
Elevators and Lifts		\$180,432.00
15 Mechanical	16.92%	\$1,307,307.12
Cooling Generating Systems		\$485,681.28
Domestic Water Dist		\$240,408.00
Plumbing Fixtures		\$581,217.84
16 Electrical	6.79%	\$524,726.16
Electrical Service & Distribution		\$521,038.56
Site Lighting		\$3,687.60
19 FF&E	9.71%	\$750,000.00
Interior FF&E allowance		\$750,000.00
Total Raw Cost	100.00%	\$7,724,779.91

Additional Hard Cost (Template: Army Lodging New Construction)

Parameter Name	Percent	Amount
Spirit	0.50%	\$42,486.29
Force Protection	0.00%	\$0.00
General Cond	10.00%	\$772,477.99
Total Additional Hard Cost		\$814,964.28

Soft Cost (Template: Army Lodging New Construction)

Parameter Name	Percent	Amount
Contingency	5.00%	\$426,987.21
SIOH Conus	6.50%	\$582,837.54
Design	10.00%	\$853,974.42
08 MYr Inflation Fct	9.93%	\$1,033,071.86
Total Soft Cost		\$2,896,871.02
Total Project Cost for Replacement		\$11,436,615.21

INSERT BUILDING 250 FLOOR PLAN (EXIST. & RENO.) HERE



Building 24401

Building 24401 was constructed in 1988. The 37,500 square foot facility contains 93 single room units of which 92 have shared baths. The building is functioning as 93 standard stay rooms.

Significant Assumptions

The replacement and renovation cost models are based on 84 extended stay rooms.

The renovation uses the existing foot print, with the plan reworked to meet current lodging size requirements.

The renovation cost includes all condition assessment costs.

The renovation and replacement cost models include any public or back-of-the-house spaces as outlined in the Areas and Occupancies Schedule Template included in the Appendix.

All costs are adjusted by the Area Cost Factor of 84% for Ft Gordon.

Cost Analysis

Renovation Cost	\$4,998,060.00
Replacement Cost	\$6,738,260.00
Renovation to Replacement Cost Ratio	74.17%

Because the Renovation to Replacement Cost Ratio is greater than 50%, renovation of Building 24401 is not recommended.

Attributes

01.Number of Units Constructed	93
02.Number of Units Used	93
03.Back of House Function	No
04.Single Room w/o FullKitchen	93
05.Single Room w/ Full Kitchen	0
06.Multi Room wo/ Full Kitchen	0
07.Multi Room w/ Full Kitchen	0
08.DVQ wo/ Full Kitchen	0
09.DVQ w/ Full Kitchen	0
10.Operating as Standard Room	93
11.Operating as Extended Stay	0
12.Operating as Family Suite	0
13.Renovated to Standard	0
14.Renovated to Extended Stay	84
15.Renovated to Family Suite	0
16.Delta renovation	-9

Condition Analysis/Recommendation

FF&E

FF&E Allowance

- Analysis: The hard goods consist of beds, head boards, night stands, chest of drawers, desk with chair, TV's, TV stands, bookcases, dining table with 2 chairs, and lamps. They are in fair condition. The soft goods consist of drapes and blinds on the windows, and bedding. They are in fair condition.
- Recommendation: Replace the FF&E.

Foundations

Standard Foundations

- Analysis: The foundation is of cast in place concrete. No clear failures can be seen from the perimeter. The foundation is in good condition.
- Recommendation: No corrective action required.

Slab on Grade

- Analysis: The floor in the basement appears to be in good condition.
- Recommendation: No corrective action required

Superstructure

Floor Construction

- Analysis: The structure is concrete construction. The floor framing appears to be in good condition.
- Recommendation: No corrective action required.

Roof Construction

- Analysis: The structure is concrete construction. The roof framing appears to be in good condition.
- Recommendation: No corrective action required.

Exterior Enclosure

Exterior Walls

- Analysis: Some of the mortar joints require repointing.
- Recommendation: Repoint the mortar joints

Exterior Windows

- Analysis: The windows are insulated aluminum frame glass units. They are in good condition.
- Recommendation: No corrective action required.

Exterior Doors

- Analysis: The exterior steel doors appear to be in fair condition.
- Recommendation: Replace the exterior steel doors.

Roofing

Roof Coverings

- Analysis: The standing seam metal roof has had some leaks. It is in poor condition.
- Recommendation: Replace the standing seam roofing.

Interior Construction

Partitions

- Analysis: The CMU walls are sound and in good condition.
- Recommendation: No corrective action required.

Interior Doors

- Analysis: The interior doors are in good condition
- Recommendation: No corrective action required.

Fittings

- Analysis: There are electronic locks on the entry doors. The interior doors and associated hardware are in good condition.
- Recommendation: No corrective action required.

Stairs

Stair Construction

- Analysis: The cast in place concrete stairs are in good condition.
- Recommendation: No corrective action required.

Interior Finishes

Wall Finishes

- Analysis: The painted walls are in fair condition
- Recommendation: Repaint the interior CMU walls.

Floor Finishes

- Analysis: The carpet in the guest rooms are in fair condition.
- Recommendation: Replace the carpeting.

Ceiling Finishes

- Analysis: The acoustical ceiling and grid in the commons areas are in poor condition. The painted ceilings in the guest rooms are in fair condition.
- Recommendation: Replace the acoustical ceiling and grid in the commons areas. Repaint the ceilings in the guest rooms.

Conveying

Elevators and Lifts

- Analysis: Three story building does not have an elevator
- Recommendation: Install elevator and controls

Plumbing

Plumbing Fixtures

- Analysis: The original lavatorys are in fair condition. The flush valve fixtures are original to the building and are in fair condition.

- Recommendation: Replace the lavatories with sink in the vanity units. Replace with tank type water closet.

Domestic Water Distribution

- Analysis: The water distribution system appears to be in good condition
- Recommendation: No corrective action required

HVAC

Cooling Generating Systems

- Analysis: Two pipe system beyond expected useful life.
- Recommendation: Install new PTAC units

Fire Protection

Sprinklers

- Analysis: There is no existing fire sprinkler system.
- Recommendation: Install a fire sprinkler system.

Electrical

Electrical Service/Distribution

- Analysis: Existing main electrical service is inadequate to handle new PTAC units
- Recommendation: Upgrade existing service to 1200A, to accomodate new PTAC units

Communications and Security

- Analysis: The King-Fisher Fire alarm system is in good condition.
- Recommendation: No corrective action required.

Equipment

Other Equipment

- Analysis:
- Recommendation:

Site Preparation

Site Earthwork

- Analysis: There are several poor drainage areas adjacent to building.
- Recommendation: Regrade and install several area inlets to pick up the site drainage.

Site Improvements

Parking Lots

- Analysis: The paving is in good condition
- Recommendation: No corrective action required.

Site Electrical Utilities

Site Lighting

- Analysis: The site lighting appears adequate and in good condition.
- Recommendation: No corrective action required.

Major Functional Criteria

- **Major Functional Criteria Analysis**

The following are existing conditions that do not meet the Functional Criteria and are considered major deficits. Listed are the recommendations or solutions for remedying each deficit.

- **Back-of-House Spaces**

Most of the back-of-the-house spaces are required at the main lodging building on post. Presently these are located in Building 250 and are not included in this building.

- **Extended Stay Guest Room**

Room Size and Configuration: The rooms do not meet size and configuration requirements.

Recommendation: A Renovation Cost estimate is used to indicate a total redo of the building into 84 extended stay rooms. This renovation will cost more than 50% of the building's replacement cost.

- **Family Guest Suite**

- **Public Spaces**

Most of the public spaces are required at the main lodging building on post. Presently these are located in Building 250 and are not included in this building.

Condition Assessment/Renovation/Replacement Analysis

Condition Assessments

The Condition Assessment Cost lists what is required to make the building well as it is currently functioning. The cost includes all deficient items based on our field observation and using the Army Lodging standard Cap Ex replacement schedule.

Summary of Project Cost

CSI	Percent	Amount
02 Site Work	0.24%	\$2,306.99
Poor Drainage: Landscape Areas		\$2,306.99
04 Masonry	1.37%	\$13,440.00
Brick Wall: Repoint		\$13,440.00
07 Thermal & Moisture Protection	2.79%	\$27,316.60
Metal Roofing: Damaged or Failing		\$27,316.60
08 Doors & Windows	2.43%	\$23,817.41
Exterior Steel Door - Beyond expected useful life		\$23,817.41
09 Finishes	11.19%	\$109,476.28
Acoustical Ceiling & Grid: Beyond expt useful life		\$4,479.02
Carpet: Beyond Useful Life		\$53,886.18
Carpet: Missing or inadequate		\$8,049.83
Interior ceilings: Paint Failing		\$13,708.29
Interior walls: Paint failing		\$29,352.96
13 Special Construction	4.25%	\$41,585.04
Fire Sprinklers: Missing or Inadequate		\$41,585.04
15 Mechanical	28.18%	\$275,669.85
PTAC: Missing or inadequate		\$137,897.42
Sink & vanity: Replace due to remodel		\$60,363.32
Water closet: Replace due to remodel		\$77,409.11
16 Electrical	2.00%	\$19,588.80
Main service: Beyond expected useful life		\$19,588.80
19 FF&E	47.54%	\$465,000.00
Hard and soft goods: Beyond expected useful life		\$465,000.00
Total Raw Cost	100.00%	\$978,201.00

Additional Hard Cost (Template: Army Lodging Renovation)

Parameter Name	Percent	Amount
Spirit	0.50%	\$5,380.11
Force Protection	9.00%	\$97,326.11
General Conditions	10.00%	\$97,820.10
Total Additional Hard Cost		\$200,526.31

Soft Cost (Template: Army Lodging Renovation)

Parameter Name	Percent	Amount
Contingency	10.00%	\$117,872.73
SIOH Conus	6.50%	\$84,279.00
Design	10.00%	\$117,872.73
08 MYr Inflation Fct	9.93%	\$148,826.05

Total Soft Cost	\$468,850.52
Total Project	\$1,647,577.83

Renovation

The Renovation Cost is based on making changes to the building to meet the Army Lodging Standard Functional Criteria. Unless otherwise stated, this cost also includes all building deficiencies listed under the Condition Assessment Cost.

Summary of Project Renovation Cost

CSI	Percent	Amount
02 Site Work	0.08%	\$2,307.06
Site Development		\$2,307.06
03 Concrete	1.25%	\$37,044.00
Stair Construction		\$37,044.00
04 Masonry	0.45%	\$13,440.07
Exterior Walls		\$13,440.07
07 Thermal & Moisture Protection	5.27%	\$156,329.03
Roof Construction		\$45,862.31
Roof Coverings		\$110,466.72
08 Doors & Windows	3.22%	\$95,431.56
Exterior Doors		\$11,327.40
Interior Doors		\$84,104.16
09 Finishes	25.88%	\$767,858.32
Ceiling Finishes		\$134,523.97
Floor Finishes		\$224,685.61
Partitions		\$166,967.46
Wall Finishes		\$241,681.29
10 Specialties	0.32%	\$9,520.69
Fittings		\$9,520.69
11 Equipment	8.22%	\$244,020.00
Other Equipment		\$244,020.00
13 Special Construction	6.39%	\$189,630.00
Communications & Security		\$85,365.00
Sprinklers		\$104,265.00
14 Conveying Systems	6.08%	\$180,432.00
Elevators and Lifts		\$180,432.00
15 Mechanical	19.84%	\$588,689.64
Cooling Generating Systems		\$252,000.00
Domestic Water Dist		\$125,496.00
Plumbing Fixtures		\$211,193.64
16 Electrical	9.02%	\$267,750.00
Electrical Service & Distribution		\$267,750.00
19 FF&E	13.99%	\$415,000.00
Interior FF&E allowance		\$415,000.00
Total Raw Cost	100.00%	\$2,967,452.36

Additional Hard Cost (Template: Army Lodging Renovation)

Parameter Name	Percent	Amount
Spirit	0.50%	\$16,320.99
Force Protection	9.00%	\$295,246.67
General Conditions	10.00%	\$296,745.24
Total Additional Hard Cost		\$608,312.90

Soft Cost (Template: Army Lodging Renovation)

Parameter Name	Percent	Amount
Contingency	10.00%	\$357,576.53
SIOH Conus	6.50%	\$255,667.22
Design	10.00%	\$357,576.53
08 MYr Inflation Fct	9.93%	\$451,475.94
Total Soft Cost		\$1,422,296.21
Total Project Cost for Renovation		\$4,998,061.47

Replacement

The Replacement Cost is the cost to rebuild the units as part of a new facility including the appropriate back-of-house and public spaces. This cost is based on number and types of units in the renovation model.

Summary of Project Replacement Cost

CSI	Percent	Amount
02 Site Work	2.94%	\$133,814.31
Parking Lots		\$59,371.20
Site Earthwork		\$74,443.11
03 Concrete	17.42%	\$792,721.05
Floor Construction		\$535,298.85
Slab on Grade		\$55,095.60
Stair Construction		\$37,044.00
Standard Foundations		\$165,282.60
04 Masonry	4.06%	\$184,885.40
Exterior Walls		\$184,885.40
07 Thermal & Moisture Protection	5.05%	\$229,698.17
Roof Construction		\$94,159.51
Roof Coverings		\$135,538.67
08 Doors & Windows	9.25%	\$421,003.80
Exterior Doors		\$11,327.40
Exterior Windows		\$325,920.00
Interior Doors		\$83,756.40
09 Finishes	13.07%	\$594,761.46
Ceiling Finishes		\$89,230.13
Floor Finishes		\$219,866.59
Partitions		\$162,279.87
Wall Finishes		\$123,384.88
10 Specialties	0.06%	\$2,847.18
Fittings		\$2,847.18
11 Equipment	5.43%	\$246,960.00
Other Equipment		\$246,960.00
13 Special Construction	4.37%	\$199,000.25
Communications & Security		\$89,583.17
Sprinklers		\$109,417.08
14 Conveying Systems	3.96%	\$180,432.00
Elevators and Lifts		\$180,432.00
15 Mechanical	17.81%	\$810,516.00
Cooling Generating Systems		\$264,452.16
Domestic Water Dist		\$127,008.00
Plumbing Fixtures		\$419,055.84
16 Electrical	6.36%	\$289,670.22
Electrical Service & Distribution		\$285,982.62
Site Lighting		\$3,687.60
19 FF&E	10.22%	\$465,000.00
Interior FF&E allowance		\$465,000.00
Total Raw Cost	100.00%	\$4,551,309.84

Additional Hard Cost (Template: Army Lodging New Construction)

Parameter Name	Percent	Amount
Spirit	0.50%	\$25,032.20
Force Protection	0.00%	\$0.00
General Cond	10.00%	\$455,130.98
Total Additional Hard Cost		\$480,163.19

Soft Cost (Template: Army Lodging New Construction)

Parameter Name	Percent	Amount
Contingency	5.00%	\$251,573.65
SIOH Conus	6.50%	\$343,398.03
Design	10.00%	\$503,147.30
08 MYr Inflation Fct	9.93%	\$608,668.49
Total Soft Cost		\$1,706,787.48
Total Project Cost for Replacement		\$6,738,260.51

INSERT BUILDING 24401 FLOOR PLANS HERE

Building 24405



Building 24405 was constructed in 1988. The 37,500 square foot facility contains 93 single room units of which 92 have shared baths. The building is functioning as 93 standard stay rooms.

Significant Assumptions

The replacement and renovation cost models are based on 84 extended stay rooms.

The renovation uses the existing foot print, with the plan reworked to meet current lodging size requirements.

The renovation cost includes all condition assessment costs.

The renovation and replacement cost models include any public or back-of-the-house spaces as outlined in the Areas and Occupancies Schedule Template included in the Appendix.

All costs are adjusted by the Area Cost Factor of 84% for Ft Gordon.

Cost Analysis

Renovation Cost	\$4,998,060.00
Replacement Cost	\$6,738,260.00
Renovation to Replacement Cost Ratio	74.17%

Because the Renovation to Replacement Cost Ratio is greater than 50%, renovation of Building 24405 is not recommended.

Attributes

01.Number of Units Constructed	93
02.Number of Units Used	93
03.Back of House Function	No
04.Single Room w/o FullKitchen	93
05.Single Room w/ Full Kitchen	0
06.Multi Room wo/ Full Kitchen	0
07.Multi Room w/ Full Kitchen	0
08.DVQ wo/ Full Kitchen	0
09.DVQ w/ Full Kitchen	0
10.Operating as Standard Room	93
11.Operating as Extended Stay	0
12.Operating as Family Suite	0
13.Renovated to Standard	0
14.Renovated to Extended Stay	84
15.Renovated to Family Suite	0
16.Delta renovation	-9

Condition Analysis/Recommendation

FF&E

FF&E Allowance

- Analysis: The hard goods consist of beds, head boards, night stands, chest of drawers, desk with chair, TV's, TV stands, bookcases, dining table with 2 chairs, and lamps. They are in fair condition. The soft goods consist of drapes and blinds on the windows, and bedding. They are in fair condition.
- Recommendation: Replace the FF&E.

Foundations

Standard Foundations

- Analysis: The foundation is of cast in place concrete. No clear failures can be seen from the perimeter. The foundation is in good condition.
- Recommendation: No corrective action required.

Slab on Grade

- Analysis: The floor in the basement appears to be in good condition.
- Recommendation: No corrective action required

Superstructure

Floor Construction

- Analysis: The structure is concrete construction. The floor framing appears to be in good condition.
- Recommendation: No corrective action required.

Roof Construction

- Analysis: The structure is concrete construction. The roof framing appears to be in good condition.
- Recommendation: No corrective action required.

Exterior Enclosure

Exterior Walls

- Analysis: The mortar joints require repointing.
- Recommendation: Repoint the mortar joints.

Exterior Windows

- Analysis: The windows are insulated aluminum frame glass units. They are in good condition.
- Recommendation: No corrective action required.

Exterior Doors

- Analysis: The exterior steel doors are in fair condition.
- Recommendation: Replace the exterior steel doors.

Roofing

Roof Coverings

- Analysis: The standing seam metal roof has had some leaks. It is in poor condition.
- Recommendation: Replace the standing seam roofing.

Interior Construction**Partitions**

- Analysis: The CMU walls are sound and in good condition.
- Recommendation: No corrective action required.

Interior Doors

- Analysis: The interior doors are in good condition.
- Recommendation: No corrective action required.

Fittings

- Analysis: There are electronic locks on the entry doors. The interior doors and associated hardware are in good condition.
- Recommendation: No corrective action required.

Stairs**Stair Construction**

- Analysis: The cast in place concrete stairs are in good condition.
- Recommendation: No corrective action required.

Interior Finishes**Wall Finishes**

- Analysis: The painted walls are in fair condition.
- Recommendation: Repaint the interior CMU walls.

Floor Finishes

- Analysis: The carpet in the guest rooms in fair condition.
- Recommendation: Replace the carpeting.

Ceiling Finishes

- Analysis: The acoustical ceiling and grid in the commons areas are in fair condition. The painted ceilings in guest rooms are in fair condition.
- Recommendation: Replace the acoustical ceiling and grid in the commons areas. Repaint the ceilings in the guest rooms.

Conveying**Elevators and Lifts**

- Analysis: Three story building does not have an elevator.
- Recommendation: Install elevator and controls.

Plumbing**Plumbing Fixtures**

- Analysis: The original lavatorys are in fair condition. The flush valve fixtures are original to the building and are in fair condition.

- Recommendation: Replace the lavatories with sink in vanity units. Replace with tank type water closet.

Domestic Water Distribution

- Analysis: The water distribution system appears to be in good condition
- Recommendation: No corrective action required.

HVAC

Cooling Generating Systems

- Analysis: The two pipe system is in fair condition.
- Recommendation: Install new PTAC units.

Fire Protection

Sprinklers

- Analysis: There is not a fire sprinkler system.
- Recommendation: Install a fire sprinkler system.

Electrical

Electrical Service/Distribution

- Analysis: The existing main electrical service is inadequate to handle the new PTAC units.
- Recommendation: Upgrade the existing service to 1200A, to accommodate new PTAC units.

Communications and Security

- Analysis: There is a King-Fisher Fire alarm system in the building.
- Recommendation: No corrective action required.

Equipment

Other Equipment

- Analysis:
- Recommendation:

Site Preparation

Site Earthwork

- Analysis: The site drainage is poor.
- Recommendation: Regrade the site and install several area inlets to pick up site drainage.

Site Improvements

Parking Lots

- Analysis: The paving is generally in good condition.
- Recommendation: No corrective action required.

Site Electrical Utilities

Site Lighting

- Analysis: The site lighting appears to be adequate and is in good condition.
- Recommendation: No corrective action required.

Major Functional Criteria

- **Major Functional Criteria Analysis**

The following are existing conditions that do not meet the Functional Criteria and are considered major deficits. Listed are the recommendations or solutions for remedying each deficit.

- **Back-of-House Spaces**

Most of the back-of-the-house spaces are required at the main lodging building on post. Presently these are located in Building 250 and are not included in this building.

- **Extended Stay Guest Room**

Room Size and Configuration: The rooms do not meet size and configuration requirements.

Recommendation: A Renovation Cost estimate is used to indicate a total redo of the building into 84 extended stay rooms. This renovation will cost more than 50% of the building's replacement cost.

- **Family Guest Suite**

- **Public Spaces**

Most of the public spaces are required at the main lodging building on post. Presently these are located in Building 250 and are not included in this building.

Condition Assessment/Renovation/Replacement Analysis

Condition Assessments

The Condition Assessment Cost lists what is required to make the building well as it is currently functioning. The cost includes all deficient items based on our field observation and using the Army Lodging standard Cap Ex replacement schedule.

Summary of Project Cost

CSI	Percent	Amount
02 Site Work	0.24%	\$2,306.99
Poor Drainage: Landscape Areas		\$2,306.99
04 Masonry	1.37%	\$13,440.00
Brick Wall: Repoint		\$13,440.00
07 Thermal & Moisture Protection	2.79%	\$27,316.60
Metal Roofing: Damaged or Failing		\$27,316.60
08 Doors & Windows	2.43%	\$23,817.41
Exterior Steel Door - Beyond expected useful life		\$23,817.41
09 Finishes	11.19%	\$109,476.28
Acoustical Ceiling & Grid: Beyond expt useful life		\$4,479.02
Carpet: Beyond Useful Life		\$53,886.18
Carpet: Missing or inadequate		\$8,049.83
Interior ceilings: Paint Failing		\$13,708.29
Interior walls: Paint failing		\$29,352.96
13 Special Construction	4.25%	\$41,585.04
Fire Sprinklers: Missing or Inadequate		\$41,585.04
15 Mechanical	28.18%	\$275,669.85
PTAC: Missing or inadequate		\$137,897.42
Sink & vanity: Replace due to remodel		\$60,363.32
Water closet: Replace due to remodel		\$77,409.11
16 Electrical	2.00%	\$19,588.80
Main service: Beyond expected useful life		\$19,588.80
19 FF&E	47.54%	\$465,000.00
Hard and soft goods: Beyond expected useful life		\$465,000.00
Total Raw Cost	100.00%	\$978,201.00

Additional Hard Cost (Template: Army Lodging Renovation)

Parameter Name	Percent	Amount
Spirit	0.50%	\$5,380.11
Force Protection	9.00%	\$97,326.11
General Conditions	10.00%	\$97,820.10
Total Additional Hard Cost		\$200,526.31

Soft Cost (Template: Army Lodging Renovation)

Parameter Name	Percent	Amount
Contingency	10.00%	\$117,872.73
SIOH Conus	6.50%	\$84,279.00
Design	10.00%	\$117,872.73
08 MYr Inflation Fct	9.93%	\$148,826.05

Total Soft Cost	\$468,850.52
Total Project	\$1,647,577.83

Renovation

The Renovation Cost is based on making changes to the building to meet the Army Lodging Standard Functional Criteria. Unless otherwise stated, this cost also includes all building deficiencies listed under the Condition Assessment Cost.

Summary of Project Renovation Cost

CSI	Percent	Amount
02 Site Work	0.08%	\$2,307.06
Site Development		\$2,307.06
03 Concrete	1.25%	\$37,044.00
Stair Construction		\$37,044.00
04 Masonry	0.45%	\$13,440.07
Exterior Walls		\$13,440.07
07 Thermal & Moisture Protection	5.27%	\$156,329.03
Roof Construction		\$45,862.31
Roof Coverings		\$110,466.72
08 Doors & Windows	3.22%	\$95,431.56
Exterior Doors		\$11,327.40
Interior Doors		\$84,104.16
09 Finishes	25.88%	\$767,858.32
Ceiling Finishes		\$134,523.97
Floor Finishes		\$224,685.61
Partitions		\$166,967.46
Wall Finishes		\$241,681.29
10 Specialties	0.32%	\$9,520.69
Fittings		\$9,520.69
11 Equipment	8.22%	\$244,020.00
Other Equipment		\$244,020.00
13 Special Construction	6.39%	\$189,630.00
Communications & Security		\$85,365.00
Sprinklers		\$104,265.00
14 Conveying Systems	6.08%	\$180,432.00
Elevators and Lifts		\$180,432.00
15 Mechanical	19.84%	\$588,689.64
Cooling Generating Systems		\$252,000.00
Domestic Water Dist		\$125,496.00
Plumbing Fixtures		\$211,193.64
16 Electrical	9.02%	\$267,750.00
Electrical Service & Distribution		\$267,750.00
19 FF&E	13.99%	\$415,000.00
Interior FF&E allowance		\$415,000.00
Total Raw Cost	100.00%	\$2,967,452.36

Additional Hard Cost (Template: Army Lodging Renovation)

Parameter Name	Percent	Amount
Spirit	0.50%	\$16,320.99
Force Protection	9.00%	\$295,246.67
General Conditions	10.00%	\$296,745.24
Total Additional Hard Cost		\$608,312.90

Soft Cost (Template: Army Lodging Renovation)

Parameter Name	Percent	Amount
Contingency	10.00%	\$357,576.53
SIOH Conus	6.50%	\$255,667.22
Design	10.00%	\$357,576.53
08 MYr Inflation Fct	9.93%	\$451,475.94
Total Soft Cost		\$1,422,296.21
Total Project Cost for Renovation		\$4,998,061.47

Replacement

The Replacement Cost is the cost to rebuild the units as part of a new facility including the appropriate back-of-house and public spaces. This cost is based on number and types of units in the renovation model.

Summary of Project Replacement Cost

CSI	Percent	Amount
02 Site Work	2.94%	\$133,814.31
Parking Lots		\$59,371.20
Site Earthwork		\$74,443.11
03 Concrete	17.42%	\$792,721.05
Floor Construction		\$535,298.85
Slab on Grade		\$55,095.60
Stair Construction		\$37,044.00
Standard Foundations		\$165,282.60
04 Masonry	4.06%	\$184,885.40
Exterior Walls		\$184,885.40
07 Thermal & Moisture Protection	5.05%	\$229,698.17
Roof Construction		\$94,159.51
Roof Coverings		\$135,538.67
08 Doors & Windows	9.25%	\$421,003.80
Exterior Doors		\$11,327.40
Exterior Windows		\$325,920.00
Interior Doors		\$83,756.40
09 Finishes	13.07%	\$594,761.46
Ceiling Finishes		\$89,230.13
Floor Finishes		\$219,866.59
Partitions		\$162,279.87
Wall Finishes		\$123,384.88
10 Specialties	0.06%	\$2,847.18
Fittings		\$2,847.18
11 Equipment	5.43%	\$246,960.00
Other Equipment		\$246,960.00
13 Special Construction	4.37%	\$199,000.25
Communications & Security		\$89,583.17
Sprinklers		\$109,417.08
14 Conveying Systems	3.96%	\$180,432.00
Elevators and Lifts		\$180,432.00
15 Mechanical	17.81%	\$810,516.00
Cooling Generating Systems		\$264,452.16
Domestic Water Dist		\$127,008.00
Plumbing Fixtures		\$419,055.84
16 Electrical	6.36%	\$289,670.22
Electrical Service & Distribution		\$285,982.62
Site Lighting		\$3,687.60
19 FF&E	10.22%	\$465,000.00
Interior FF&E allowance		\$465,000.00
Total Raw Cost	100.00%	\$4,551,309.84

Additional Hard Cost (Template: Army Lodging New Construction)

Parameter Name	Percent	Amount
Spirit	0.50%	\$25,032.20
Force Protection	0.00%	\$0.00
General Cond	10.00%	\$455,130.98
Total Additional Hard Cost		\$480,163.19

Soft Cost (Template: Army Lodging New Construction)

Parameter Name	Percent	Amount
Contingency	5.00%	\$251,573.65
SIOH Conus	6.50%	\$343,398.03
Design	10.00%	\$503,147.30
08 MYr Inflation Fct	9.93%	\$608,668.49
Total Soft Cost		\$1,706,787.48
Total Project Cost for Replacement		\$6,738,260.51

INSERT BUILDING 24405 FLOOR PLANS HERE



Building 36700

Building 36700, also known as Ring Hall, was constructed in 1972. The 149,320 square foot facility contains 298 lodging rooms with full kitchens functioning as 290 extended stay rooms and 8 family suites.

Significant Assumptions

The replacement and renovation cost models are based on 8 family suites and 290 extended stay rooms.

The renovation plan, if required, would use the existing foot print with the plan reworked to meet current lodging size requirements.

The replacement cost model includes any public or back-of-the-house spaces as outlined in the Areas and Occupancies Schedule Template included in the Appendix

All costs are adjusted by the Area Cost Factor of 84% for Fort Gordon.

Cost Analysis

Condition Assessment Cost	\$13,240,580.00
Replacement Cost	\$24,750,200.00
Condition Assessment to Replacement Cost Ratio	53.50%

Because the Condition Assessment to Replacement Cost Ratio is greater than 50%, renovation of Building 36700 is not recommended.

Attributes

01.Number of Units Constructed	298
02.Number of Units Used	298
03.Back of House Function	No
04.Single Room w/o FullKitchen	0
05.Single Room w/ Full Kitchen	290
06.Multi Room wo/ Full Kitchen	0
07.Multi Room w/ Full Kitchen	8
08.DVQ wo/ Full Kitchen	0
09.DVQ w/ Full Kitchen	0
10.Operating as Standard Room	0
11.Operating as Extended Stay	290
12.Operating as Family Suite	8
13.Renovated to Standard	0
14.Renovated to Extended Stay	290
15.Renovated to Family Suite	8
16.Delta renovation	0

Condition Analysis/Recommendation

FF&E

FF&E Allowance

- Analysis: The hard goods consist of beds, head boards, night stands, dressers, desk with chair, TV's, TV cabinets, easychairs, sofas, dining table with 2 chairs, end tables, and lamps. They are in fair condition. The soft goods consist of blinds on the windows, and bedding. They are in fair condition.
- Recommendation: Replace the FF&E.

Foundations

Standard Foundations

- Analysis: The foundation is of cast in place concrete. No clear failures can be seen from the perimeter. The foundation is in good condition.
- Recommendation: No corrective action required.

Slab on Grade

- Analysis: The concrete floor in the basement appears to be in good condition.
- Recommendation: No corrective action required.

Superstructure

Floor Construction

- Analysis: The floor construction is poured concrete on bar joists and metal decking. It is in good condition.
- Recommendation: No corrective action required.

Roof Construction

- Analysis: The roof is poured concrete on bar joists and metal decking. It is in good condition.
- Recommendation: No corrective action required.

Exterior Enclosure

Exterior Walls

- Analysis: The brick veneer discolored and in fair condition. The mortar joints need repointing.
- Recommendation: Clean the exterior masonry walls. Repoint the mortar joints where necessary.

Exterior Windows

- Analysis: The exterior windows are insulated aluminum framed with glass. They are in good condition.
- Recommendation: No corrective action required.

Exterior Doors

- Analysis: The main entry exterior doors and sidelites are aluminum and glass, and are in good condition.

The other doors to the exterior are hollow metal, and are in good condition.

- Recommendation: No corrective action required.

Roofing

Roof Coverings

- Analysis: The roof covering is a membrane roof that is in poor condition.
- Recommendation: Replace the roofing.

Interior Construction

Partitions

- Analysis: The partitions are gypsum board on metal studs. They are in good condition.
- Recommendation: No corrective action required.

Interior Doors

- Analysis: The interior doors are in good condition
- Recommendation: No corrective action required

Fittings

- Analysis: There are electronic locks on the entry doors. The interior doors and associated hardware are in good condition.
- Recommendation: No corrective action required

Stairs

Stair Construction

- Analysis: The cast in place concrete stairs are in good condition.
- Recommendation: No corrective action required.

Interior Finishes

Wall Finishes

- Analysis: The gypsum board walls are painted and are in good condition.
- Recommendation: Repaint the interior walls.

Floor Finishes

- Analysis: The carpeting is in poor condition.
- Recommendation: Replace the carpeting.

Ceiling Finishes

- Analysis: The ceilings in the guest rooms are painted. The ceiling paint is in good condition.
- Recommendation: Repaint the ceilings.

Conveying

Elevators and Lifts

- Analysis: The elevators are in poor condition.
- Recommendation: Replace the elevators.

Plumbing

Plumbing Fixtures

- Analysis: The original lavatories on the wall are in poor condition. The flush valve fixtures are in fair condition.
- Recommendation: Replace the lavatories with sinks. Replace with tank type water closet.

Domestic Water Distribution

- Analysis: The original piping to the plumbing fixtures is in poor condition.
- Recommendation: Replace the domestic water piping.

HVAC

Cooling Generating Systems

- Analysis: The existing 4 pipe system is in fair condition.
- Recommendation: Replace with new 4 pipe system.

Fire Protection

Sprinklers

- Analysis: The building has a sprinkler system.
- Recommendation: No corrective action required.

Electrical

Electrical Service/Distribution

- Analysis: The electrical branch wiring , receptacles, and switches need to be replaced, and are in poor condition. The incandescent light fixtures need to be replaced with energy efficient fluorescent light fixtures.
- Recommendation: Replace the branch wiring, receptacles, and switches. Replace the light fixtures.

Communications and Security

- Analysis: There is a fire Alarm system and it is in good condition.
- Recommendation: No corrective action required

Equipment

Other Equipment

- Analysis: The other equipment is in good condition.
- Recommendation: No corrective action required.

Site Preparation

Site Earthwork

- Analysis: The site is in good condition
- Recommendation: No corrective action required.

Site Improvements

Parking Lots

- Analysis: The paving is in good condition
- Recommendation: No corrective action required

Site Electrical Utilities

Site Lighting

- Analysis: The site lighting is good condition.
- Recommendation: No corrective action required.

Major Functional Criteria

- **Major Functional Criteria Analysis**

The following are existing conditions that do not meet the Functional Criteria and are considered major deficits. Listed are the recommendations or solutions for remedying each deficit.

- **Back-of-House Spaces**

Most of the back-of-the-house spaces are required at the main lodging building on post. Presently these are located in Building 250 and are not included in this building.

- **Public Spaces**

Most of the public spaces are required at the main lodging building on post. Presently these are located in Building 250 and are not included in this building.

Condition Assessment/Renovation/Replacement Analysis

Condition Assessments

The Condition Assessment Cost lists what is required to make the building well as it is currently functioning. The cost includes all deficient items based on our field observation and using the Army Lodging standard Cap Ex replacement schedule.

Summary of Project Cost

CSI	Percent	Amount
04 Masonry	0.67%	\$52,416.00
Brick Veneer - Discolored		\$38,976.00
Brick Wall Mortar: Damaged or Cracked		\$13,440.00
07 Thermal & Moisture Protection	0.45%	\$35,670.60
Single Ply Roof: Damaged or Failing		\$35,670.60
09 Finishes	12.95%	\$1,017,720.74
Carpet: Beyond Useful Life		\$333,187.60
Interior ceilings: Paint Failing		\$73,527.21
Interior walls: Paint failing		\$24,105.99
Vinyl Wall Covering: Beyond expected useful life		\$586,899.94
11 Equipment	11.15%	\$876,370.32
Unit Kitchen: Beyond Useful Life		\$876,370.32
14 Conveying Systems	3.21%	\$252,092.40
Elevator: Beyond expected useful life		\$252,092.40
15 Mechanical	40.38%	\$3,174,212.88
Boiler: Beyond expected useful life		\$70,072.80
Booster pump: Beyond expected useful life		\$28,056.00
CHWP: Beyond expected useful life		\$8,880.48
Domestic water system: Beyond expected useful life		\$289,541.73
FCU: Beyond expected useful life		\$1,204,572.20
Hot water storage tank: Beyond expected useful life		\$8,096.55
HWP: Beyond expected useful life		\$10,602.48
Pipe, HVAC: Beyond expected useful life		\$612,670.20
Pipe, sewer or waste: Beyond expected useful life		\$138,930.09
Restroom exhaust: Beyond expected useful life		\$361,326.00
Sink & vanity: Replace due to remodel		\$193,422.26
Water closet: Replace due to remodel		\$248,042.09
16 Electrical	12.25%	\$962,721.90
Branch Circuits: Beyond Expected Useful Life		\$393,532.86
Dry type Xfmr: Beyond expected useful life		\$14,637.00
Fixtures, fluorescent: Beyond expected useful life		\$520,529.52
Main service: Beyond expected useful life		\$34,022.52
19 FF&E	18.95%	\$1,490,000.00
Hard and soft goods: Beyond expected useful life		\$1,490,000.00
Total Raw Cost	100.00%	\$7,861,205.00

Additional Hard Cost (Template: Army Lodging Renovation)

Parameter Name	Percent	Amount
Spirit	0.50%	\$43,236.63
Force Protection	9.00%	\$782,150.59
General Conditions	10.00%	\$786,120.50

Total Additional Hard Cost	\$1,611,507.72
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Soft Cost (Template: Army Lodging Renovation)

Parameter Name	Percent	Amount
Contingency	10.00%	\$947,271.27
SIOH Conus	6.50%	\$677,298.96
Design	10.00%	\$947,271.27
08 MYr Inflation Fct	9.93%	\$1,196,024.23
Total Soft Cost		\$3,767,865.74
Total Project		\$13,240,578.46

Replacement

The Replacement Cost is the cost to rebuild the units as part of a new facility including the appropriate back-of-house and public spaces. This cost is based on number and types of units in the renovation model.

Summary of Project Replacement Cost

CSI	Percent	Amount
02 Site Work	1.84%	\$307,110.59
Parking Lots		\$209,395.20
Site Earthwork		\$97,715.39
03 Concrete	32.46%	\$5,426,043.01
Floor Construction		\$4,602,171.01
Slab on Grade		\$72,336.60
Stair Construction		\$172,872.00
Standard Foundations		\$578,663.40
04 Masonry	3.14%	\$524,210.89
Exterior Walls		\$524,210.89
07 Thermal & Moisture Protection	2.98%	\$498,121.46
Roof Construction		\$320,366.92
Roof Coverings		\$177,754.53
08 Doors & Windows	8.04%	\$1,343,548.92
Exterior Doors		\$37,459.80
Exterior Windows		\$1,014,720.00
Interior Doors		\$291,369.12
09 Finishes	12.17%	\$2,035,230.69
Ceiling Finishes		\$314,792.78
Floor Finishes		\$765,659.81
Partitions		\$534,326.90
Wall Finishes		\$420,451.20
10 Specialties	0.02%	\$2,847.18
Fittings		\$2,847.18
11 Equipment	5.24%	\$876,120.00
Other Equipment		\$876,120.00
13 Special Construction	4.17%	\$696,710.73
Communications & Security		\$313,635.56
Sprinklers		\$383,075.17
14 Conveying Systems	1.08%	\$180,432.00
Elevators and Lifts		\$180,432.00
15 Mechanical	13.95%	\$2,332,526.28
Cooling Generating Systems		\$925,861.44
Domestic Water Dist		\$456,624.00
Plumbing Fixtures		\$950,040.84
16 Electrical	6.01%	\$1,004,442.18
Electrical Service & Distribution		\$997,066.98
Site Lighting		\$7,375.20
19 FF&E	8.91%	\$1,490,000.00
Interior FF&E allowance		\$1,490,000.00
Total Raw Cost	100.00%	\$16,717,343.92

Additional Hard Cost (Template: Army Lodging New Construction)

Parameter Name	Percent	Amount
Spirit	0.50%	\$91,945.39
Force Protection	0.00%	\$0.00
General Cond	10.00%	\$1,671,734.39
Total Additional Hard Cost		\$1,763,679.78

Soft Cost (Template: Army Lodging New Construction)

Parameter Name	Percent	Amount
Contingency	5.00%	\$924,051.19
SIOH Conus	6.50%	\$1,261,329.87
Design	10.00%	\$1,848,102.37
08 MYr Inflation Fct	9.93%	\$2,235,690.56
Total Soft Cost		\$6,269,173.98
Total Project Cost for Replacement		\$24,750,197.69

INSERT BUILDING 36700 FLOOR PLANS HERE



Building 37300

Building 37300, also known as Stinson Guest House, was constructed in 1971. The 30,500 square foot facility contains 74 lodging rooms functioning as 74 standard stay rooms.

Significant Assumptions

The replacement cost model is based on 68 standard stay rooms and 6 extended stay rooms.

The renovation uses the existing foot print, with the plan reworked to meet current lodging size requirements.

This building is in good condition for both the Condition Assessment and Function Criteria. In this building the Condition Assessment costs include the wellness items and the Renovation Cost includes functional renovations but not Condition Assessment cost due to the limited nature of the renovation. Therefore in the Cost Analysis the sum of the Condition Assessment and Renovation cost is used for the ratio to the Replacement Cost

The renovation and replacement cost models include any public or back-of-the-house spaces as outlined in the Areas and Occupancies Schedule Template included in the Appendix.

All costs are adjusted by the Area Cost Factor of 84% for Fort Gordon.

Cost Analysis

Condition Assessment & Renovation Cost	\$1,098,760.00
Replacement Cost	\$5,519,655.00
Condition Assessment & Renovation Cost to Replacement Cost Ratio	19.91%

Because the Sum of the Condition Assessment & Renovation Cost to Replacement Cost Ratio is less than 50%, repair and continued use of Building 37300 is recommended.

Attributes

01.Number of Units Constructed	74
02.Number of Units Used	74
03.Back of House Function	No
04.Single Room w/o FullKitchen	74
05.Single Room w/ Full Kitchen	0
06.Multi Room wo/ Full Kitchen	0
07.Multi Room w/ Full Kitchen	0
08.DVQ wo/ Full Kitchen	0
09.DVQ w/ Full Kitchen	0
10.Operating as Standard Room	74
11.Operating as Extended Stay	0
12.Operating as Family Suite	0
13.Renovated to Standard	68
14.Renovated to Extended Stay	6
15.Renovated to Family Suite	0
16.Delta renovation	0

Condition Analysis/Recommendation

FF&E

FF&E Allowance

- Analysis: The hard goods in the guest rooms consist of beds, head boards, night stands, dressers, chest of drawers, desk with chair, TV's, sofas, dining table with 2 chairs, and lamps. The soft goods consist of blinds on windows, and bedding. They are in fair condition.
- Recommendation: Replace the FF&E.

Foundations

Standard Foundations

- Analysis: The foundation is of cast in place concrete. No clear failures can be seen from the perimeter. The foundation is in good condition.
- Recommendation: No corrective action required.

Slab on Grade

- Analysis: The concrete floor at the lower level appears to be in good condition.
- Recommendation: No corrective action required.

Superstructure

Floor Construction

- Analysis: The concrete floor at lower level appears to be in good condition. The precast concrete slabs at the upper level are in good condition.
- Recommendation: No corrective actions required.

Roof Construction

- Analysis: The wood truss construction is in good condition
- Recommendation: No corrective actions required.

Exterior Enclosure

Exterior Walls

- Analysis: The exterior walls are masonry construction and are in good condition.
- Recommendation: No corrective actions required.

Exterior Windows

- Analysis: The exterior windows are insulated glass and are in good condition.
- Recommendation: No corrective actions required.

Exterior Doors

- Analysis: The exterior doors appear to be in good condition.
- Recommendation: No corrective actions required.

Roofing

Roof Coverings

- Analysis: The standing seam roofing is in good condition.
- Recommendation: No corrective action required.

Interior Construction

Partitions

- Analysis: The gypsum board on metal studs is in good condition.
- Recommendation: No corrective action required.

Interior Doors

- Analysis: The interior doors are solid core wood doors and are in good condition.
- Recommendation: No corrective action required.

Fittings

- Analysis: There are electronic locks on the entry doors. The interior doors and associated hardware are in good condition.
- Recommendation: No corrective action required.

Stairs

Stair Construction

- Analysis: The stairs to the upper level are exposed exterior stairs, and are cast in place concrete. They are in good condition.
- Recommendation: No corrective action required.

Interior Finishes

Wall Finishes

- Analysis: The interior walls are painted with a multi-flec paint and are in poor condition.
- Recommendation: Repaint the interior walls.

Floor Finishes

- Analysis: The carpet in the guest rooms is in fair condition.
- Recommendation: Replace the carpeting.

Ceiling Finishes

- Analysis: The ceilings are painted. The ceiling paint is in good condition.
- Recommendation: Repaint the ceiling.

Conveying

Elevators and Lifts

- Analysis: The two story building does not have an elevator.
- Recommendation: No corrective action required.

Plumbing

Plumbing Fixtures

- Analysis: The plumbing fixtures are in good condition.
- Recommendation: No corrective action required.

Domestic Water Distribution

- Analysis: The existing piping to the fixtures is in good condition.
- Recommendation: No corrective action required.

HVAC**Cooling Generating Systems**

- Analysis: The existing PTAC units are in fair condition.
- Recommendation: Install new PTAC units.

Fire Protection**Sprinklers**

- Analysis: The building does not have a sprinkler system.
- Recommendation: Install a sprinkler system.

Electrical**Electrical Service/Distribution**

- Analysis: The electrical service is currently sufficient to support existing PTAC electrical load. It is in good condition.
- Recommendation: No corrective action required.

Communications and Security

- Analysis: A fire alarm system is currently installed and is in good condition.
- Recommendation: No corrective action required.

Equipment**Other Equipment**

- Analysis:
- Recommendation:

Site Preparation**Site Earthwork**

- Analysis: The site is in good condition.
- Recommendation: No corrective action required.

Site Improvements**Parking Lots**

- Analysis: The paving is in good condition.
- Recommendation: No corrective action required.

Site Electrical Utilities**Site Lighting**

- Analysis: The site lighting is in good condition.
- Recommendation: No corrective action required.

Major Functional Criteria

- **Major Functional Criteria Analysis**

The following are existing conditions that do not meet the Functional Criteria and are considered major deficits. Listed are the recommendations or solutions for remedying each deficit.

- **Back-of-House Spaces**

Break Room, Staff Toilets

Do not exist.

Renovation Recommendation: Will be included as part of renovation to this building.

- **Public Spaces**

Phones, Bell Carts

Do not exist.

Renovation Recommendation: Will be included as part of renovation to this building.

Lounge

Exists, but is not a standard.

Renovation Recommendation: Will be renovated to guest rooms as part of the Wellness Recommendation.

Condition Assessment/Renovation/Replacement Analysis

Condition Assessments

The Condition Assessment Cost lists what is required to make the building well as it is currently functioning. The cost includes all deficient items based on our field observation and using the Army Lodging standard Cap Ex replacement schedule.

Summary of Project Cost

CSI	Percent	Amount
09 Finishes	12.68%	\$79,276.91
Carpet: Beyond Useful Life		\$40,689.50
Interior ceilings: Paint Failing		\$15,115.80
Interior walls: Paint failing		\$23,471.61
13 Special Construction	16.24%	\$101,485.44
Fire Sprinklers: Missing or Inadequate		\$101,485.44
15 Mechanical	11.88%	\$74,231.47
PTAC: Beyond expected useful life		\$74,231.47
19 FF&E	59.20%	\$370,000.00
Hard and soft goods: Beyond expected useful life		\$370,000.00
Total Raw Cost	100.00%	\$624,994.00

Additional Hard Cost (Template: Army Lodging Renovation)

Parameter Name	Percent	Amount
Spirit	0.50%	\$3,437.47
Force Protection	9.00%	\$62,183.78
General Conditions	10.00%	\$62,499.40
Total Additional Hard Cost		\$128,120.65

Soft Cost (Template: Army Lodging Renovation)

Parameter Name	Percent	Amount
Contingency	10.00%	\$75,311.46
SIOH Conus	6.50%	\$53,847.70
Design	10.00%	\$75,311.46
08 MYr Inflation Fct	9.93%	\$95,088.22
Total Soft Cost		\$299,558.84
Total Project		\$1,052,673.49

Renovation

The Renovation Cost is based on making changes to the building to meet the Army Lodging Standard Functional Criteria. Unless otherwise stated, this cost also includes all building deficiencies listed under the Condition Assessment Cost.

Summary of Project Renovation Cost

CSI	Percent	Amount
08 Doors & Windows	5.08%	\$1,391.04
Interior Doors		\$1,391.04
09 Finishes	54.76%	\$14,983.50
Ceiling Finishes		\$1,249.92
Floor Finishes		\$4,011.84
Partitions		\$6,529.32
Wall Finishes		\$3,192.42
10 Specialties	10.21%	\$2,794.01
Fittings		\$2,794.01
13 Special Construction	8.61%	\$2,357.06
Communications & Security		\$643.46
Sprinklers		\$1,713.60
15 Mechanical	15.07%	\$4,122.72
Plumbing Fixtures		\$4,122.72
16 Electrical	6.26%	\$1,713.60
Electrical Service & Distribution		\$1,713.60
Total Raw Cost	100.00%	\$27,361.92

Additional Hard Cost (Template: Army Lodging Renovation)

Parameter Name	Percent	Amount
Spirit	0.50%	\$150.49
Force Protection	9.00%	\$2,722.37
General Conditions	10.00%	\$2,736.19
Total Additional Hard Cost		\$5,609.06

Soft Cost (Template: Army Lodging Renovation)

Parameter Name	Percent	Amount
Contingency	10.00%	\$3,297.10
SIOH Conus	6.50%	\$2,357.43
Design	10.00%	\$3,297.10
08 MYr Inflation Fct	9.93%	\$4,162.91
Total Soft Cost		\$13,114.54
Total Project Cost for Renovation		\$46,085.52

Replacement

The Replacement Cost is the cost to rebuild the units as part of a new facility including the appropriate back-of-house and public spaces. This cost is based on number and types of units in the renovation model.

Summary of Project Replacement Cost

CSI	Percent	Amount
02 Site Work	4.00%	\$149,119.43
Parking Lots		\$52,348.80
Site Earthwork		\$96,770.63
03 Concrete	14.79%	\$551,421.77
Floor Construction		\$317,998.37
Slab on Grade		\$71,635.20
Stair Construction		\$18,522.00
Standard Foundations		\$143,266.20
04 Masonry	4.66%	\$173,813.81
Exterior Walls		\$173,813.81
07 Thermal & Moisture Protection	6.93%	\$258,468.19
Roof Construction		\$82,423.46
Roof Coverings		\$176,044.73
08 Doors & Windows	9.23%	\$344,004.36
Exterior Doors		\$8,253.00
Exterior Windows		\$262,080.00
Interior Doors		\$73,671.36
09 Finishes	14.07%	\$524,677.96
Ceiling Finishes		\$78,502.11
Floor Finishes		\$193,555.65
Partitions		\$143,599.37
Wall Finishes		\$109,020.83
10 Specialties	0.08%	\$2,847.18
Fittings		\$2,847.18
11 Equipment	0.47%	\$17,640.00
Other Equipment		\$17,640.00
13 Special Construction	4.63%	\$172,492.50
Communications & Security		\$77,650.28
Sprinklers		\$94,842.22
14 Conveying Systems	4.84%	\$180,432.00
Elevators and Lifts		\$180,432.00
15 Mechanical	19.70%	\$734,562.36
Cooling Generating Systems		\$229,225.92
Domestic Water Dist		\$111,888.00
Plumbing Fixtures		\$393,448.44
16 Electrical	6.67%	\$248,731.14
Electrical Service & Distribution		\$246,887.34
Site Lighting		\$1,843.80
19 FF&E	9.92%	\$370,000.00
Interior FF&E allowance		\$370,000.00
Total Raw Cost	100.00%	\$3,728,210.70

Additional Hard Cost (Template: Army Lodging New Construction)

Parameter Name	Percent	Amount
Spirit	0.50%	\$20,505.16
Force Protection	0.00%	\$0.00
General Cond	10.00%	\$372,821.07
Total Additional Hard Cost		\$393,326.23

Soft Cost (Template: Army Lodging New Construction)

Parameter Name	Percent	Amount
Contingency	5.00%	\$206,076.85
SIOH Conus	6.50%	\$281,294.90
Design	10.00%	\$412,153.69
08 MYr Inflation Fct	9.93%	\$498,591.49
Total Soft Cost		\$1,398,116.93
Total Project Cost for Replacement		\$5,519,653.85

INSERT BUILDING 37300 FLOOR PLANS (EXIST. & RENO.) HERE



Building 37302

Building 37302, also known as Stinson Guest House Annex, was constructed in 1989. The 16,500 square foot facility contains 32 lodging rooms functioning as 32 standard stay rooms.

Significant Assumptions

The replacement cost model is based on 29 extended stay rooms. The renovation uses the existing foot print, with the plan reworked to meet current lodging size requirements.

This building is in good condition for both the Condition Assessment and Function Criteria. In this building the Condition Assessment costs include the wellness items and the Renovation Cost includes functional renovations but not Condition Assessment cost due to the limited nature of the renovation. Therefore in the Cost Analysis the sum of the Condition Assessment and Renovation cost is used for the ratio to the Replacement Cost

The renovation and replacement cost models include any public or back-of-the-house spaces as outlined in the Areas and Occupancies Schedule Template included in the Appendix.

All costs are adjusted by the Area Cost Factor of 84% for Fort Gordon.

Cost Analysis

Condition Assessment & Renovation Cost	\$775,025.00
Replacement Cost	\$2,291,725.00
Condition Assessment & Renovation Cost to Replacement Cost Ratio	33.82%

Because the Sum of the Condition Assessment & Renovation Cost to Replacement Cost Ratio is less than 50%, repair and continued use of Building 37302 is recommended.

Attributes

01.Number of Units Constructed	32
02.Number of Units Used	31
03.Back of House Function	No
04.Single Room w/o FullKitchen	32
05.Single Room w/ Full Kitchen	0
06.Multi Room wo/ Full Kitchen	0
07.Multi Room w/ Full Kitchen	0
08.DVQ wo/ Full Kitchen	0
09.DVQ w/ Full Kitchen	0
10.Operating as Standard Room	32
11.Operating as Extended Stay	0
12.Operating as Family Suite	0
13.Renovated to Standard	0
14.Renovated to Extended Stay	29
15.Renovated to Family Suite	0
16.Delta renovation	-3

Condition Analysis/Recommendation

FF&E

FF&E Allowance

- Analysis: The hard goods in the guest rooms consist of beds, head boards, night stands, dressers, chest of drawers, desk with chair, TV's, sofas, dining table with 2 chairs, and lamps. The soft goods consist of blinds on windows, and bedding. They are in fair condition.
- Recommendation: Replace the FF&E.

Foundations

Standard Foundations

- Analysis: The foundation is of cast in place concrete. No clear failures can be seen from the perimeter. The foundation is in good condition.
- Recommendation: No corrective action required.

Slab on Grade

- Analysis: The concrete floor at lower level appears to be in good condition.
- Recommendation: No corrective action required.

Superstructure

Floor Construction

- Analysis: The concrete floor at the lower level appears to be in good condition. The precast concrete slab at upper level in good condition.
- Recommendation: No corrective action required.

Roof Construction

- Analysis: The roof is a wood truss construction and appears to be in good condition.
- Recommendation: No corrective action required.

Exterior Enclosure

Exterior Walls

- Analysis: The exterior walls are masonry construction and are in good condition.
- Recommendation: No corrective action required.

Exterior Windows

- Analysis: The exterior windows are insulated glass and are in good condition.
- Recommendation: No corrective action required.

Exterior Doors

- Analysis: The exterior doors have been replaced and are in like new condition.
- Recommendation: No corrective action required.

Roofing

Roof Coverings

- Analysis: The standing seam roof is in good condition.
- Recommendation: No corrective action required.

Interior Construction

Partitions

- Analysis: The partitions are drywall on metal studs and are in good condition.
- Recommendation: No corrective action required.

Interior Doors

- Analysis: The interior doors are solid core wood doors and are in good condition.
- Recommendation: No corrective action required.

Fittings

- Analysis: There are electronic locks on entry doors. The interior doors and associated hardware are in good condition.
- Recommendation: No corrective action required.

Stairs

Stair Construction

- Analysis: The stairs to the upper level are cast in place concrete exposed exterior stairs. They are in good condition.
- Recommendation: No corrective action required.

Interior Finishes

Wall Finishes

- Analysis: The interior walls are painted with a multi-flec paint and are in fair condition.
- Recommendation: Repaint interior of guest room walls.

Floor Finishes

- Analysis: The carpet in the guest rooms is in fair condition.
- Recommendation: Replace the carpet.

Ceiling Finishes

- Analysis: The ceilings are painted. The ceiling paint is in fair condition.
- Recommendation: Repaint the ceiling.

Plumbing

Plumbing Fixtures

- Analysis: The plumbing fixtures are in good condition.
- Recommendation: No corrective action required.

Domestic Water Distribution

- Analysis: The existing piping to the fixtures is in good condition.
- Recommendation: No corrective action required.

HVAC

Cooling Generating Systems

- Analysis: The existing PTAC units are in poor condition.
- Recommendation: Install new PTAC units.

Fire Protection

Sprinklers

- Analysis: The building does not have a sprinkler system.
- Recommendation: Install a sprinkler system.

Electrical

Electrical Service/Distribution

- Analysis: The electrical service is currently sufficient to support existing PTAC electrical load. It is in good condition.
- Recommendation: No corrective action required.

Communications and Security

- Analysis: A fire alarm system is currently installed and is in good condition.
- Recommendation: No corrective action required.

Equipment

Other Equipment

- Analysis:
- Recommendation:

Site Preparation

Site Earthwork

- Analysis: The site is in good condition.
- Recommendation: No corrective action required.

Site Improvements

Parking Lots

- Analysis: The paving is in good condition.
- Recommendation: No corrective action required.

Site Electrical Utilities

Site Lighting

- Analysis: The site lighting is in good condition.
- Recommendation: No corrective action required.

Major Functional Criteria

- **Major Functional Criteria Analysis**

The following are existing conditions that do not meet the Functional Criteria and are considered major deficits. Listed are the recommendations or solutions for remedying each deficit.

- **Back-of-House Spaces**

Break Room & Staff Toilets, House Keeping, Clean & Dirty Linen Room

Do not exist.

Renovation Recommendation: Will be included as part of renovation to this building.

- **Public Spaces**

Phones, Guest Laundry, Vending, Guest Study Room, Bell Carts

Do not exist.

Renovation Recommendation: Will be included as part of renovation to this building.

Condition Assessment/Renovation/Replacement Analysis

Condition Assessments

The Condition Assessment Cost lists what is required to make the building well as it is currently functioning. The cost includes all deficient items based on our field observation and using the Army Lodging standard Cap Ex replacement schedule.

Summary of Project Cost

CSI	Percent	Amount
09 Finishes	12.52%	\$53,518.16
Carpet: Beyond Useful Life		\$35,190.87
Interior ceilings: Paint Failing		\$8,177.40
Interior walls: Paint failing		\$10,149.89
11 Equipment	24.54%	\$104,858.88
Unit kitchen: Missing or inadequate		\$104,858.88
13 Special Construction	12.85%	\$54,908.70
Fire Sprinklers: Missing or Inadequate		\$54,908.70
15 Mechanical	7.51%	\$32,100.10
PTAC: Beyond expected useful life		\$32,100.10
16 Electrical	5.13%	\$21,907.20
Kitchen Unit Wiring: Missing or inadequate		\$21,907.20
19 FF&E	37.45%	\$160,000.00
Hard and soft goods: Beyond expected useful life		\$160,000.00
Total Raw Cost	100.00%	\$427,293.00

Additional Hard Cost (Template: Army Lodging Renovation)

Parameter Name	Percent	Amount
Spirit	0.50%	\$2,350.11
Force Protection	9.00%	\$42,513.52
General Conditions	10.00%	\$42,729.30
Total Additional Hard Cost		\$87,592.93

Soft Cost (Template: Army Lodging Renovation)

Parameter Name	Percent	Amount
Contingency	10.00%	\$51,488.59
SIOH Conus	6.50%	\$36,814.34
Design	10.00%	\$51,488.59
08 MYr Inflation Fct	9.93%	\$65,009.47
Total Soft Cost		\$204,801.00
Total Project		\$719,686.93

Renovation

The Renovation Cost is based on making changes to the building to meet the Army Lodging Standard Functional Criteria. Unless otherwise stated, this cost also includes all building deficiencies listed under the Condition Assessment Cost.

Summary of Project Renovation Cost

CSI	Percent	Amount
08 Doors & Windows	4.23%	\$1,391.04
Interior Doors		\$1,391.04
09 Finishes	56.43%	\$18,540.48
Ceiling Finishes		\$3,507.84
Floor Finishes		\$6,935.04
Partitions		\$5,853.12
Wall Finishes		\$2,244.48
10 Specialties	0.59%	\$195.43
Fittings		\$195.43
11 Equipment	1.90%	\$624.96
Other Equipment		\$624.96
13 Special Construction	12.24%	\$4,020.86
Communications & Security		\$1,097.66
Sprinklers		\$2,923.20
15 Mechanical	15.71%	\$5,160.12
Plumbing Fixtures		\$5,160.12
16 Electrical	8.90%	\$2,923.20
Electrical Service & Distribution		\$2,923.20
Total Raw Cost	100.00%	\$32,856.09

Additional Hard Cost (Template: Army Lodging Renovation)

Parameter Name	Percent	Amount
Spirit	0.50%	\$180.71
Force Protection	9.00%	\$3,269.02
General Conditions	10.00%	\$3,285.61
Total Additional Hard Cost		\$6,735.33

Soft Cost (Template: Army Lodging Renovation)

Parameter Name	Percent	Amount
Contingency	10.00%	\$3,959.14
SIOH Conus	6.50%	\$2,830.79
Design	10.00%	\$3,959.14
08 MYr Inflation Fct	9.93%	\$4,998.81
Total Soft Cost		\$15,747.88
Total Project Cost for Renovation		\$55,339.30

Replacement

The Replacement Cost is the cost to rebuild the units as part of a new facility including the appropriate back-of-house and public spaces. This cost is based on number and types of units in the renovation model.

Summary of Project Replacement Cost

CSI	Percent	Amount
02 Site Work	6.02%	\$93,223.83
Parking Lots		\$20,428.80
Site Earthwork		\$72,795.03
03 Concrete	10.94%	\$169,360.80
Floor Construction		\$55,440.00
Slab on Grade		\$53,873.40
Stair Construction		\$6,174.00
Standard Foundations		\$53,873.40
04 Masonry	5.87%	\$90,907.91
Exterior Walls		\$90,907.91
07 Thermal & Moisture Protection	10.53%	\$163,001.93
Roof Construction		\$30,455.22
Roof Coverings		\$132,546.71
08 Doors & Windows	8.98%	\$139,010.76
Exterior Doors		\$5,178.60
Exterior Windows		\$110,880.00
Interior Doors		\$22,952.16
09 Finishes	12.66%	\$195,900.75
Ceiling Finishes		\$30,254.16
Floor Finishes		\$74,258.97
Partitions		\$52,036.17
Wall Finishes		\$39,351.45
10 Specialties	0.08%	\$1,266.72
Fittings		\$1,266.72
11 Equipment	5.51%	\$85,260.00
Other Equipment		\$85,260.00
13 Special Construction	4.19%	\$64,863.57
Communications & Security		\$29,199.38
Sprinklers		\$35,664.19
15 Mechanical	19.71%	\$305,038.44
Cooling Generating Systems		\$86,197.44
Domestic Water Dist		\$43,848.00
Plumbing Fixtures		\$174,993.00
16 Electrical	6.14%	\$95,095.98
Electrical Service & Distribution		\$93,252.18
Site Lighting		\$1,843.80
19 FF&E	9.37%	\$145,000.00
Interior FF&E allowance		\$145,000.00
Total Raw Cost	100.00%	\$1,547,930.69

Additional Hard Cost (Template: Army Lodging New Construction)

Parameter Name	Percent	Amount
Spirit	0.50%	\$8,513.62

Force Protection	0.00%	\$0.00
General Cond	10.00%	\$154,793.07
Total Additional Hard Cost		\$163,306.69

Soft Cost (Template: Army Lodging New Construction)

Parameter Name	Percent	Amount
Contingency	5.00%	\$85,561.87
SIOH Conus	6.50%	\$116,791.95
Design	10.00%	\$171,123.74
08 MYr Inflation Fct	9.93%	\$207,012.19
Total Soft Cost		\$580,489.75
Total Project Cost for Replacement		\$2,291,727.13

INSERT BUILDING 37302 FLOOR PLANS (EXIST. & RENO.) HERE



Building QTR#6

Building QTR#6 was constructed in 1931. The 2,410 square foot facility contains a DVQ. The building is functioning as a family suite for high ranking visitors.

Significant Assumptions

The replacement and renovation cost models are based on 3 family suites.

The renovation uses the existing foot print, with the plan reworked to meet current lodging size requirements.

The renovation cost includes all condition assessment costs.

The renovation and replacement cost models include any public or back-of-the-house spaces as outlined in the Areas and Occupancies Schedule Template included in the Appendix.

All costs are adjusted by the Area Cost Factor of 84% for Ft Gordon.

Cost Analysis

Renovation Cost	\$260,890.00
Replacement Cost	\$384,725.00
Renovation to Replacement Cost Ratio	67.81%

Because the Renovation to Replacement Cost Ratio is greater than 50%, renovation of Building QTR#6 is not recommended.

Attributes

01.Number of Units Constructed	1
02.Number of Units Used	1
03.Back of House Function	No
04.Single Room w/o FullKitchen	0
05.Single Room w/ Full Kitchen	0
06.Multi Room wo/ Full Kitchen	0
07.Multi Room w/ Full Kitchen	0
08.DVQ wo/ Full Kitchen	0
09.DVQ w/ Full Kitchen	1
10.Operating as Standard Room	0
11.Operating as Extended Stay	0
12.Operating as Family Suite	1
13.Renovated to Standard	0
14.Renovated to Extended Stay	0
15.Renovated to Family Suite	3
16.Delta renovation	2

Condition Analysis/Recommendation

FF&E

FF&E Allowance

- Analysis: The hard goods consist of beds, head boards, night stands, chest of drawers,, easy chairs, entertainment units, sofas, coffee tables, end tables, dining table and chairs, and lamps, silverware cabinet, kitchen table with chairs, and breakfast bar stools. All are in good condition. The soft goods consist of drapes and blinds on the windows, and bedding. All are in good condition.
- Recommendation: Replace the FF&E.

Foundations

Standard Foundations

- Analysis: The foundation is of cast in place concrete. No clear failures can be seen from the perimeter. The foundation is in good condition.
- Recommendation: No corrective action required.

Slab on Grade

- Analysis: The small slab on grade area is attached to a shed building, housing furnace & AC equipment. It is in good condition.
- Recommendation: No corrective action required.

Superstructure

Floor Construction

- Analysis: The wood floor joists are in good condition.
- Recommendation: No corrective action required.

Roof Construction

- Analysis: The roof consists of wood decking attached to sloped wooden rafters. The roof structure appears to be in good condition.
- Recommendation: No corrective action required.

Exterior Enclosure

Exterior Walls

- Analysis: The exterior of the house is covered with vinyl lap siding that is in good condition.
- Recommendation: No corrective action required.

Exterior Windows

- Analysis: The existing windows are single pane glazed, double hung windows. They are in fair condition.
- Recommendation: Replace the singled pane windows with insulated double hung windows.

Exterior Doors

- Analysis: The exterior doors are solid core wood and are in good condition.
- Recommendation: No corrective action required.

Roofing

Roof Coverings

- Analysis: The three tab asphalt shingles are in poor condition.
- Recommendation: Replace the roofing shingles.

Interior Construction

Partitions

- Analysis: The gypsum board on wood studs is in good condition.
- Recommendation: No corrective action required.

Interior Doors

- Analysis: The existing doors are original solid core raised panel doors that are in poor condition.
- Recommendation: Replace the interior doors.

Stairs

Stair Construction

- Analysis: The wood stairs are in good condition.
- Recommendation: No corrective action required.

Interior Finishes

Wall Finishes

- Analysis: The painted walls are in good condition
- Recommendation: No corrective action required.

Floor Finishes

- Analysis: The existing floors are oak and are in good condition.
- Recommendation: No corrective action required.

Ceiling Finishes

- Analysis: There is acoustic ceiling grid and tiles in 1 bedroom upstairs. It is in good condition.
- All of the other ceilings are spray textured and are in good condition.
- Recommendation: No corrective action required.

Plumbing

Plumbing Fixtures

- Analysis: The plumbing fixtures are in good condition.
- Recommendation: No corrective action required.

Domestic Water Distribution

- Analysis: The original piping is run to plumbing fixtures and is in fair condition.
- Recommendation: Replace the domestic water piping.

HVAC

Cooling Generating Systems

- Analysis: The Rheem Furnace and Air conditioning unit was replaced in 2002. It is in like new condition.
- Recommendation: No corrective action required.

Fire Protection

Sprinklers

- Analysis: This unit does not have a sprinkler system.
- Recommendation: No corrective action required.

Electrical

Electrical Service/Distribution

- Analysis: The electrical panel is a Federal Pacific and is in poor condition.
- Recommendation: Replace existing system with a new electrical service panel.

Communications and Security

- Analysis: There is not a fire annunciation system.
- Recommendation: No corrective action required.

Equipment

Other Equipment

- Analysis: The other equipment is in good condition.
- Recommendation: No corrective action required.

Site Preparation

Site Earthwork

- Analysis: The site is in good condition.
- Recommendation: No corrective action required.

Site Improvements

Parking Lots

- Analysis: The driveway paving is in good condition.
- Recommendation: No corrective action required.

Site Electrical Utilities

Site Lighting

- Analysis: The lighting mounted on the exterior of house is in good condition.
- Recommendation: No corrective action required.

Major Functional Criteria

Major Functional Criteria Analysis

The following are existing conditions that do not meet the Functional Criteria and are considered major deficits. Listed are the recommendations or solutions for remedying each deficit.

- **Back-of-House Spaces**

Most of the back-of-the-house spaces are required at the main lodging building on post. Presently these are located in Building 250 and are not included in this building.

- **Family Guest Suite**

Room Size and Configuration: The rooms do not meet size and configuration requirements.

Recommendation: A Renovation Cost estimate is used to indicate a total redo of the building into 3 family suites. This renovation will cost more than 50% of the building's replacement cost.

- **Public Spaces**

Most of the public spaces are required at the main lodging building on post. Presently these are located in Building 250 and are not included in this building.

Condition Assessment/Renovation/Replacement Analysis

Condition Assessments

The Condition Assessment Cost lists what is required to make the building well as it is currently functioning. The cost includes all deficient items based on our field observation and using the Army Lodging standard Cap Ex replacement schedule.

Summary of Project Cost

CSI	Percent	Amount
07 Thermal & Moisture Protection	12.02%	\$4,358.43
Asphalt Shingle Roof: Beyond Useful Life		\$4,358.43
08 Doors & Windows	47.68%	\$17,295.36
Wood Door - Beyond Useful Life		\$7,185.36
Wood Framed windows: Damaged or failing		\$10,110.00
15 Mechanical	7.24%	\$2,625.00
Water heater: Beyond expected useful life		\$2,625.00
16 Electrical	5.50%	\$1,994.16
Main service: Beyond expected useful life		\$1,994.16
19 FF&E	27.57%	\$10,000.00
Hard and soft goods: Beyond expected useful life		\$10,000.00
Total Raw Cost	100.00%	\$36,273.00

Renovation

The Renovation Cost is based on making changes to the building to meet the Army Lodging Standard Functional Criteria. Unless otherwise stated, this cost also includes all building deficiencies listed under the Condition Assessment Cost.

Summary of Project Renovation Cost

CSI	Percent	Amount
03 Concrete	3.99%	\$6,174.00
Stair Construction		\$6,174.00
07 Thermal & Moisture Protection	3.34%	\$5,176.07
Roof Construction		\$2,330.17
Roof Coverings		\$2,845.90
08 Doors & Windows	17.28%	\$26,767.44
Exterior Windows		\$20,160.00
Interior Doors		\$6,607.44
09 Finishes	24.53%	\$37,998.67
Ceiling Finishes		\$6,929.87
Floor Finishes		\$8,847.28
Partitions		\$8,483.29
Wall Finishes		\$13,738.23
10 Specialties	0.13%	\$195.43
Fittings		\$195.43
11 Equipment	5.69%	\$8,820.00
Other Equipment		\$8,820.00
13 Special Construction	7.87%	\$12,186.89
Communications & Security		\$5,486.12
Sprinklers		\$6,700.76
15 Mechanical	19.61%	\$30,370.20
Cooling Generating Systems		\$16,195.20
Domestic Water Dist		\$6,804.00
Plumbing Fixtures		\$7,371.00
16 Electrical	11.11%	\$17,207.40
Electrical Service & Distribution		\$17,207.40
19 FF&E	6.46%	\$10,000.00
Interior FF&E allowance		\$10,000.00
Total Raw Cost	100.00%	\$154,896.10

Additional Hard Cost (Template: Army Lodging Renovation)

Parameter Name	Percent	Amount
Spirit	0.50%	\$851.93
Force Protection	9.00%	\$15,411.39
General Conditions	10.00%	\$15,489.61
Total Additional Hard Cost		\$31,752.93

Soft Cost (Template: Army Lodging Renovation)

Parameter Name	Percent	Amount
Contingency	10.00%	\$18,664.90
SIOH Conus	6.50%	\$13,345.41
Design	10.00%	\$18,664.90
08 MYr Inflation Fct	9.93%	\$23,566.30

Total Soft Cost	\$74,241.51
Total Project Cost for Renovation	\$260,890.54

Replacement

The Replacement Cost is the cost to rebuild the units as part of a new facility including the appropriate back-of-house and public spaces. This cost is based on number and types of units in the renovation model.

Summary of Project Replacement Cost

CSI	Percent	Amount
02 Site Work	3.50%	\$9,097.52
Parking Lots		\$2,553.60
Site Earthwork		\$6,543.92
03 Concrete	16.48%	\$42,821.65
Floor Construction		\$22,250.05
Slab on Grade		\$4,800.60
Stair Construction		\$6,174.00
Standard Foundations		\$9,597.00
04 Masonry	12.46%	\$32,368.39
Exterior Walls		\$32,368.39
07 Thermal & Moisture Protection	6.83%	\$17,739.09
Roof Construction		\$5,378.62
Roof Coverings		\$12,360.48
08 Doors & Windows	15.17%	\$39,423.72
Exterior Doors		\$8,253.00
Exterior Windows		\$23,520.00
Interior Doors		\$7,650.72
09 Finishes	12.32%	\$32,009.16
Ceiling Finishes		\$5,318.38
Floor Finishes		\$9,570.12
Partitions		\$9,099.81
Wall Finishes		\$8,020.86
11 Equipment	3.39%	\$8,820.00
Other Equipment		\$8,820.00
13 Special Construction	4.45%	\$11,554.79
Communications & Security		\$5,201.57
Sprinklers		\$6,353.21
15 Mechanical	11.36%	\$29,530.20
Cooling Generating Systems		\$15,355.20
Domestic Water Dist		\$6,804.00
Plumbing Fixtures		\$7,371.00
16 Electrical	8.27%	\$21,493.50
Electrical Service & Distribution		\$19,649.70
Site Lighting		\$1,843.80
19 FF&E	5.77%	\$15,000.00
Interior FF&E allowance		\$15,000.00
Total Raw Cost	100.00%	\$259,858.01

Additional Hard Cost (Template: Army Lodging New Construction)

Parameter Name	Percent	Amount
Spirit	0.50%	\$1,429.22
Force Protection	0.00%	\$0.00
General Cond	10.00%	\$25,985.80

Total Additional Hard Cost **\$27,415.02**

Soft Cost (Template: Army Lodging New Construction)

Parameter Name	Percent	Amount
Contingency	5.00%	\$14,363.65
SIOH Conus	6.50%	\$19,606.38
Design	10.00%	\$28,727.30
08 MYr Inflation Fct	9.93%	\$34,752.06
Total Soft Cost		\$97,449.40
Total Project Cost for Replacement		\$384,722.43

INSERT QTR# 6 FLOOR PLANS HERE

Army Lodging Wellness Recommendation

Appendix

ROOM / SPACE	1-10 Units	11-49 Units	50-149 Units	150-199 Units	200-299 Units	300-399 Units	400-599 Units	600-799 Units	800+	At Main Facility on Post Only	Note
Public Areas											
Exterior Entrance	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A		
Vestibule	100	100	150	150	200	200	200	200	200		In Main Lodging facilities square footage included in Lobby
Lobby (includes vestibule at Main Lodging facilities)	300-500	300-500	500-800	500-800	800-1000	800-1000	1,000-1,200	1,000-1,200	1,200-1,500	X	Includes square footage of vestibule at Main Lodging facilities
Front Desk	2 station / 100 s.f.	2 station / 100 s.f.	2 station / 100 s.f.	3 station / 150 s.f.	3 station / 150 s.f.	3 station / 250 s.f.	3 station / 250 s.f.	4 station / 300 s.f.	4 station / 300 s.f.	X	
Bell Cart Station	2 carts / 24 s.f.	2 carts / 24 s.f.	3 carts / 36 s.f.	3 carts / 36 s.f.	4 carts / 48 s.f.	4 carts / 48 s.f.	6 carts / 72 s.f.	6 carts / 72 s.f.	8 carts / 96 s.f.		Not required at facilities w/out interior corridors if building is retained.
Breakfast Bar (Seat/Svc)	550	550	550	550	550	550	550	750	1,000	X	Needed at secondary facility, if it is a remote location. CFSC requirement min 550
Passenger Elevators			1 @ 64 s.f. 50-99 rooms 2 @ 64 s.f. 100-149 rooms	2 @ 64 s.f. each	2 @ 64 s.f. each	2 @ 64 s.f. each	2 @ 64 s.f. each	2 @ 64 s.f. 400-499 rooms 3 @ 64 s.f. 500-599 rooms	3 @ 64 s.f. each		If building is over two stories high
Stairs	Numer of stairs based on plan @ 230 s.f. each	Numer of stairs based on plan @ 230 s.f. each	Numer of stairs based on plan @ 230 s.f. each	Numer of stairs based on plan @ 230 s.f. each	Numer of stairs based on plan @ 230 s.f. each	Numer of stairs based on plan @ 230 s.f. each	Numer of stairs based on plan @ 230 s.f. each	Numer of stairs based on plan @ 230 s.f. each	Numer of stairs based on plan @ 230 s.f. each		
Public Corridors	**	**	**	**	**	**	**	**	**		Minimum 6' wide
Public Telephone Area	2 phones / 12 s.f.	2 phones / 12 s.f.	2 phones / 12 s.f.	2 phones / 12 s.f.	3 phones / 18 s.f.	3 phones / 18 s.f.	4 phones / 24 s.f.	4 phones / 24 s.f.	4 phones / 24 s.f.		House phone in secondary buildings. Pay phones & house phones at Main facility
Vending - Full Service	1 per building / 70 s.f.	1 per building / 70 s.f.	70	70	70-105	105-140	140-210	210-280	280+		1 for every other floor to support up to 200 units / 70 s.f. each
Vending - Ice Only	1 per building / 30 s.f.	1 per building / 30 s.f.	30	30	30-45	45-60	60-90	90-120	120+		1 for every other floor to support up to 200 units / 30 s.f. each
Women - Lobby	100	100	200	200	260	260	315	315	350	X	
Men - Lobby	100	100	200	200	260	260	315	315	350	X	
Multi-Purpose Rm	250	250	250	250	250	250	250	250	250	X	
Study Rooms	See Note	See Note	See Note	See Note	See Note	See Note	See Note	See Note	See Note		1 per 25 extended stay units of 250 s.f. each at posts with schools facilities
Guest Laundries	192	192	192-384	384-576	576-768	768-1152	1152-1536	1536-2112	2112+		CFSC requirement 2w/d for every 75 guest rooms
Gear Wash Rooms	At entrance / 170 s.f. each	At entrance / 170 s.f. each	At entrance / 170 s.f. each	At entrance / 170 s.f. each	At entrance / 170 s.f. each	At entrance / 170 s.f. each	At entrance / 170 s.f. each	At entrance / 170 s.f. each	At entrance / 170 s.f. each		Only at facilities with outdoor training
Guest Bulk Storage	See Note	See Note	See Note	See Note	See Note	See Note	See Note	See Note	See Note		1 unit for every 4 family suites of 25 ea. 40 w/circ.
Guest Rooms											
Guest Room - Standard	300	300	300	300	300	300	300	300			
Guest Room - Ext. Stay	300	300	300	300	300	300	300	300			
Guest Room - Suites	450	450	450	450	450	450	450	450			

ROOM / SPACE	1-10 Units	11-49 Units	50-149 Units	150-199 Units	200-299 Units	300-399 Units	400-599 Units	600-799 Units	800+	At Main Facility on Post Only	Note
Back-of-House Areas											
Manager's Office	180	180	180	180	180	180	180	180	180	X	
Assist. Mgr. Off.	-	-	0 50-99 units 120 100-149 units	120	120	120	120	120	120	X	
Front Office Mgr.	100	100	100	100	100	100	100	100	100	X	
Admin. Offices	2 space / 200-250 s.f.	2 space / 200-250 s.f.	2 spaces / 200-250 s.f.	2 spaces / 200-250 s.f.	5 spaces / 500-600 s.f.	5 spaces / 500-600 s.f.	7 spaces / 800-900 s.f.	7 spaces / 800-900 s.f.	10 spaces / 1,100-1,200 s.f.	X	
Cash Room	50	50	75	75	100	100	125	125	150	X	
Luggage Storage	-	-	75	75	100	100	100	100	100	X	
Admin. Conf. Rm.	250	250	250	250	350	350	350	350	350	X	
Housekeeping Off.	120	120	120	120	120	120	120	120	120	X	
Dirty/Clean Linen Stor.	50	50	50	50	100	100	200	200	400	See Note	At all facilities w/out in-house laundry
In-House Laundry	500	500	500	500	500	500	750	750	900	X	CFSC requirement min 500 s.f
Receiving Office	75	75	75	75	75	75	75	75	75	X	
Maintenance Area	100	100	175	175	250	250	400	400	600	X	
Kitchen Prep Room	150	150	150	150	150	150	150	150	150	X	facility, if it is a remote location.
Break Room		140	210	210	280	280	350	350	420		
Staff Toilet - Men			200	100	100	100	150	150	200		
Staff Toilet - Women		100	100	100	150	150	200	200	250		
Access Corridor	**	**	**	**	**	**	**	**	**		
Receiving	150	150	150	150	150	150	150	150	200	X	
Housekeep. Rms.	128	128-512	512-1280	1280-1792	1792-2560	2560-3456	3456-5120	5120-6912	6912+		128 s.f. for each 15 guest rooms
Service Elevator	80	80	80	80	80	80	80	80	80		
Data/Commo Rm.	100	100	100	100	150	150	150	150	150		
Switch Closets	16 *	16 *	16-48 *	48-64 *	64-96 *	96-128 *	128-144 *	144-256 *	256+ *		1 closet of 16 s.f. for approximately 50 guest rooms
Janitor Closet	50	50	50	50	50	50	50	50	50	X	Only at first floor of Main Lodging facility.
Mechanical Room	*	*	*	*	*	*	*	*	*		
General Stor. Rm.	500	500	500	500	500	500	500	500	500	X	
Bulk Storage Rm.	500	500	500	500	500	500	500	500	500	X	
Electrical Room	140 *	140 *	1 per floor @ 140 s.f. each *	1 per floor @ 140 s.f. each *	1 per floor @ 140 s.f. each *	1 per floor @ 140 s.f. each *	1 per floor @ 140 s.f. each *	1 per floor @ 140 s.f. each *	1 per floor @ 140 s.f. each *		One electrical room to serve no more than 100 rooms.
Elevator Equip.Rm.	84	84	84	84	84	84	84	84	84		
EXTERIOR											
Playground (Outdoor)										X	Play ground required at facilities with family stays.
Grounds Maintenance	400	400	400	400	400	400	400	400	400	X	

* Mechanical/electrical/equipment Spaces to be determined by contractor based on appropriate code and recommended systems.

** Corridors to be determined based on building layout.